



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		SOUTH GREAT RD, LINCOLN

**OWNERSHIP**

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 111. ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		0		SQUARE FE	PRIME SITE		0	0.	0.000	R1																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	150,300	37,400	0.000		187,700		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	150,300	37,400	0.000		187,700	Entered Lot Size	
Total Parcel	556,000	424,900	111.000	3,638,100	4,619,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 111.73		/Parcel: 512.06			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 905 CHARITY	Prime NB Desc RES CAT 1	Total:	Spl Credit	Total:
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**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

**COMMENTS**

DRUMLIN FARM NATURE CNTR .

**GENERAL INFORMATION**

Grade:	C	- AVERAGE
Year Blt:	1890	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**OTHER FEATURES**

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	34.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	1.10714293
Const Adj.:	0.99495000
Adj \$ / SQ:	96.937
Other Features:	35500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	227710
Depreciation:	77421
Depreciated Total:	150289

**RESIDENTIAL GRID**

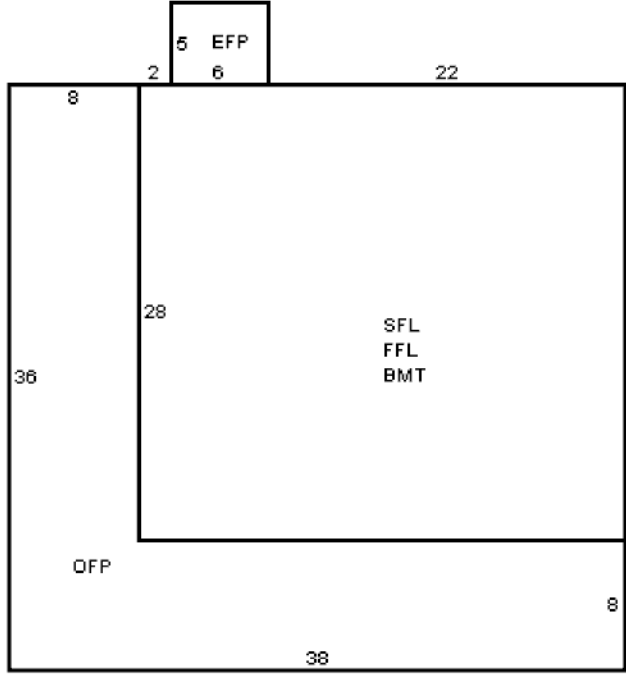
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM's:	6	BRs:	3	Baths:	1	HB	1			

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

**SKETCH****SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	22X22	F	FR	1930	32.40	T	80	905			3,100			3,100
53	BUNKER	D	Y	1	24X24	G	GD	1965	6.25	T	65	905			1,300			1,300
66	CANOPY	M	Y	1	13X17	G	GD	1930	27.50	T	65	905			2,100			2,100
37	STABLE	D	Y	1	14X40	A	GD	1960	16.00	T	40	905			5,400			5,400
2	SHED/FR	D	Y	1	8X12	A	GD	1960	15.00	T	65	905			500			500
23	BATH HSE	D	Y	1	360	A	GD	1965	95.83	T	40	905			20,700			20,700
2	SHED/FR	M	Y	1	18X36	A	GD	1930	18.75	T	65	905			4,300			4,300

**COMPARABLE SALES**

Rate	Parcel ID	Type	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	840	24.230	20,357	
FFL	1ST FLOOR	840	96.940	81,427	
SFL	2ND FLOOR	840	96.940	81,427	
OFP	OPEN PORCH	528	15.000	7,920	
EFP	ENCL PORCH	30	36.000	1,080	
Net Sketched Area:		3,078	Total:	192,211	
Size Ad	1680	Gross Area	3078	FinArea	1680

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	424,900	Total Special Features:		Total:	424,900
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