



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WILLARCH RD, LINCOLN

OWNERSHIP

Owner 1:	HALLOWELL LESLIE E
Owner 2:	HALLOWELL ANDREW W
Owner 3:	
Street 1:	5 WILLARCH RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5101 Type:

PREVIOUS OWNER

Owner 1:	HOWORTH JAMES M K -
Owner 2:	-
Street 1:	5 WILLARCH RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5101

NARRATIVE DESCRIPTION

This Parcel contains 1.64 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1913, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		71437.6		SQUARE FE	PRIME SITE		0	6.78	1.084	R3									524,984						525,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	180,600	400	1.640	525,000	706,000
Total Card 180,600 400 1.640 525,000 706,000					
Total Parcel 180,600 400 1.640 525,000 706,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.03	/Parcel: 351.03

Legal Description	User Acct
3702	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/17/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	180,600	400	1.64	525,000	706,000	706,000	Year End Roll	9/28/2017
2017	101	FV	178,700	400	1.64	495,600	674,700	674,700	Year End Roll	9/29/2016
2016	101	FV	176,900	400	1.64	480,800	658,100	658,100	Year End Roll	1/14/2016
2015	101	FV	173,200	400	1.64	445,200	618,800	618,800	Year End	10/2/2014
2014	101	FV	165,800	400	1.64	398,800	565,000	565,000	Year End Roll	1/23/2014
2013	101	FV	162,100	400	1.48	376,700	539,200	539,200	Year End Roll	10/25/2012
2012	101	FV	168,300	400	1.48	414,400	583,100	583,100	Year End	1/26/2012
2011	101	FV	174,100	400	1.48	421,200	595,700	595,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HOWORTH JAMES M	33547-105		8/29/2001		595000	No	No	
HELLMUTH JOSEPH	31664-221		7/31/2000		495000	No	No	
NASH DARYL	15415-55		1/20/1984		204000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/3/2008	3887	FINISH	4,300	C	6/24/2008			plaster/paint/shel
10/25/2000	2118	FINISH B	5,000	C	6/13/2001			6/13/01 50%
8/7/2000	2041	MANUAL	9,500	C	6/13/2001			replace sill & rep

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	100	B MORGAN
4/13/2002	MEAS+INSPCTD	613	M COLE
6/13/2001	MEAS/EXT INS	613	M COLE
1/15/1996	ENTRY DENIED	606	J SMITH
12/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
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

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
96	WHIRL PL	D	S	14		A	AV	1975	2,500.00	B	34	101			6,600			6,600
2	SHED/FR	D	Y	1	112	A	FR	1975	15.00	T	75	101			400			400

More: N Total Yard Items: 400 Total Special Features: 6,600 Total: 7,000

BATH FEATURES

Full Bath:	2	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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.14062500
Const Adj.:	1.01999998
Adj \$ / SQ:	87.258
Other Features:	42000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	263634
Depreciation:	89636
Depreciated Total:	173999

COMMENTS

5/17 EST REAR= DOG.

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units						
1st Res Grid	Line 1												1						
Other																			
Upper																			
Lvl 2																			
Lvl 1																			
Lower																			
Totals																			

REMODELING

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

RES BREAKDOWN

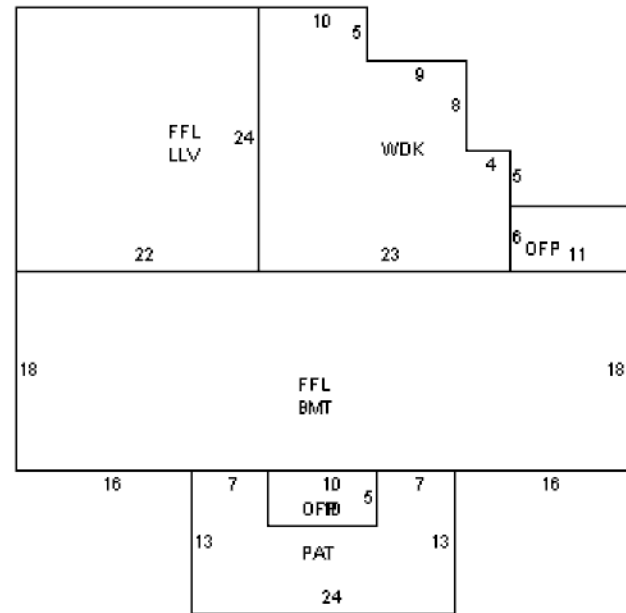
No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 725768.0412

Juris. Factor:		Val/Su Fin:	89.81
Special Features:	6600	Val/Su Net:	46.25
Final Total:	180600	Val/Su SzAd:	117.58

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,536	87.260	134,028
BMT	BASEMENT	1,008	21.810	21,989
LLV	LOWR LEVEL	528	102.530	54,135
WDK	WOOD DECK	455	17.380	7,909
PAT	PATIO	262	7.000	1,834
OFF	OPEN PORCH	116	15.000	1,740
Net Sketched Area:		3,905	Total:	221,635
Size Ad	1536 Gross Area	3905 FinArea		2011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

