

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LONG MEADOW RD, LINCOLN

OWNERSHIP

Owner 1:	LOEWENSTEIN DAVIDA G
Owner 2:	
Owner 3:	
Street 1:	29 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4809 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688		SQUARE FE	PRIME SITE		0	8.08	1.612	R4									555,956						556,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	370,000	4,200	0.980	556,000	930,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.23						/Parcel: 310.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	368,700	3100	.98	556,000	927,800	927,800	Year End Roll	9/28/2017
2017	101	FV	358,800	3100	.98	550,500	912,400	912,400	Year End Roll	9/29/2016
2016	101	FV	347,000	3100	.98	534,600	884,700	884,700	Year End Roll	1/14/2016
2015	101	FV	343,700	3100	.98	494,700	841,500	841,500	Year End	10/2/2014
2014	101	FV	320,700	3100	.98	461,000	784,800	784,800	Year End Roll	1/23/2014
2013	101	FV	314,100	3100	.98	447,200	764,400	764,400	Year End Roll	10/25/2012
2012	101	FV	320,700	3100	.98	464,400	788,200	788,200	Year End	1/26/2012
2011	101	FV	327,300	3100	.98	480,300	810,700	810,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARROLL NANCY	13167-489		4/7/1977		91500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/18/2014	5869	ROOF	13,150	C				
1/14/2003	2632	RENOVATI	22,000	C	6/28/2003			basement

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS/EXT INS	622	K Cuoco
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	D VELUTTI
4/4/1996	MEAS/EXT INS	606	J SMITH
12/14/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

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:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	19.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.8%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.97970903
Const Adj.:	1.01999998
Adj \$ / SQ:	87.939
Other Features:	46500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	461289
Depreciation:	91335
Depreciated Total:	369954

COMMENTS

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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	RMs: 10						BRs: 4		Baths: 2	HB: 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	4

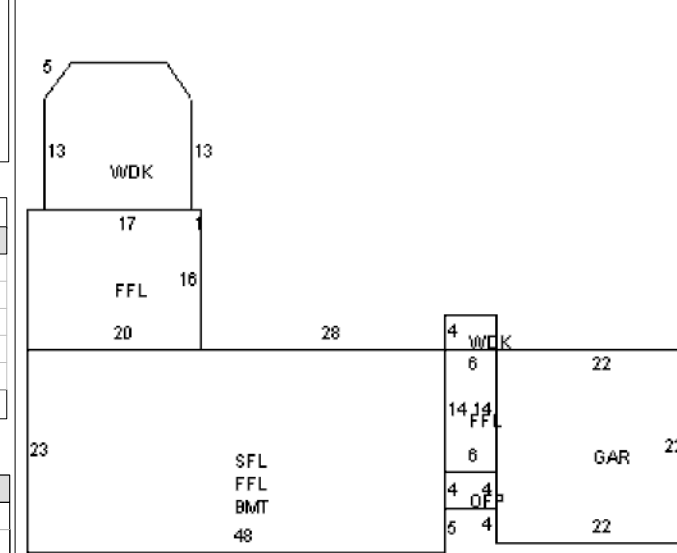
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val:	813259.1603
Juris. Factor:		Val/Su Fin:	123.42	
Special Features:	0	Val/Su Net:	81.77	
Final Total:	370000	Val/Su SzAd:	141.65	

SKETCH



Sum Area By Label :
 WDK = 301
 OFP = 24
 GAR = 484
 FFL = 1508
 SFL = 1104
 BMT = 1104

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,508	87.940	132,612
BMT	BASEMENT	1,104	33.530	37,013
SFL	2ND FLOOR	1,104	87.940	97,084
GAR	GARAGE	484	36.000	17,424
WDK	WOOD DECK	301	18.980	5,714
OFP	OPEN PORCH	24	15.000	360
Net Sketched Area:		4,525	Total:	290,207
Size Ad	2612	Gross Area	4525	FinArea 2998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		35	A

IMAGE

AssessPro Patriot Properties, Inc



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
11	POOL I-V	D	Y	1	576	A	AV	1975	18.00	T	70	101			3,100			3,100
1	SHED/MTL	D	Y	1	8x20	A	AV	2010	8.00	T	15	101			1,100			1,100

More:	N	Total Yard Items:	4,200	Total Special Features:		Total:	4,200
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