



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONAHUE JOHN C
Owner 2:	DONAHUE PATRICIA M
Owner 3:	
Street 1:	38 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY MATTHEW J -
Owner 2:	-
Street 1:	38 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		40510		SQUARE FE	PRIME SITE		0	8.08	1.682	R4									550,676						550,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	443,900	14,600	0.930	550,700	1,009,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 282.21						/Parcel: 282.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	443,900	14600	.93	550,700	1,009,200	1,009,200	Year End Roll	9/28/2017
2017	101	FV	432,600	14600	.93	545,200	992,400	992,400	Year End Roll	9/29/2016
2016	101	FV	418,900	14600	.93	529,500	963,000	963,000	Year End Roll	1/14/2016
2015	101	FV	405,500	0	.93	490,000	895,500	895,500	Year End	10/2/2014
2014	101	FV	380,100	0	.93	456,600	836,700	836,700	Year End Roll	1/23/2014
2013	101	FV	372,900	0	.93	443,000	815,900	815,900	Year End Roll	10/25/2012
2012	101	FV	365,300	0	.93	460,000	825,300	825,300	Year End	1/26/2012
2011	101	FV	334,400	0	.93	475,700	810,100	810,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLAHERTY MATTHE	46593-22		12/2/2005		980000	No	No			
FLAHERTY MATTHE	45694-352		7/26/2005	CONVENIENC	0	No	No			
KITSES STEVEN J	37787-565		1/24/2003		735000	No	No			
KITSES, STEVEN	27152-539		3/24/1997	CONVENIENC	1	No	No			
CONCORD COUNTRY	12555-181		11/16/1973		75000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2014	5773	SHED	5,000	C				Construct a shed
4/16/2014	5714	POOL	33,000	C	10/16/2014			Construct an ingro
5/10/2011	4719	MANUAL	6,000	C	9/15/2011			construct 16x14 fr
3/29/2011	4670	WDK	5,000	C	7/5/2011			construct 8x16 dec
11/30/2010	4616	RENOVATI	81,000	C	9/15/2011			reno 1st fl sunroo
1/12/2007	3607	RENOVATI	45,000	C	5/28/2007			Remodel Kit.

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
6/7/2012	MEAS/EXT INS	25	D ERSKINE
7/5/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2007	MEAS+INSPCTD	100	B MORGAN
2/28/2004	MEAS+INSPCTD	615	D VELUTTI
4/4/1996	MEAS+INSPCTD	606	J SMITH
4/26/1995	INSPECTED	600	PA
9/1/1989	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:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

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

COMMENTS

Per MLS re: 2005 sale---renovated inside and out, including roof, windows, furnace, AC, baths..

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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	9	BR	4	Bath	2	HB	1			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	GD	- Good	17.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			17.8%

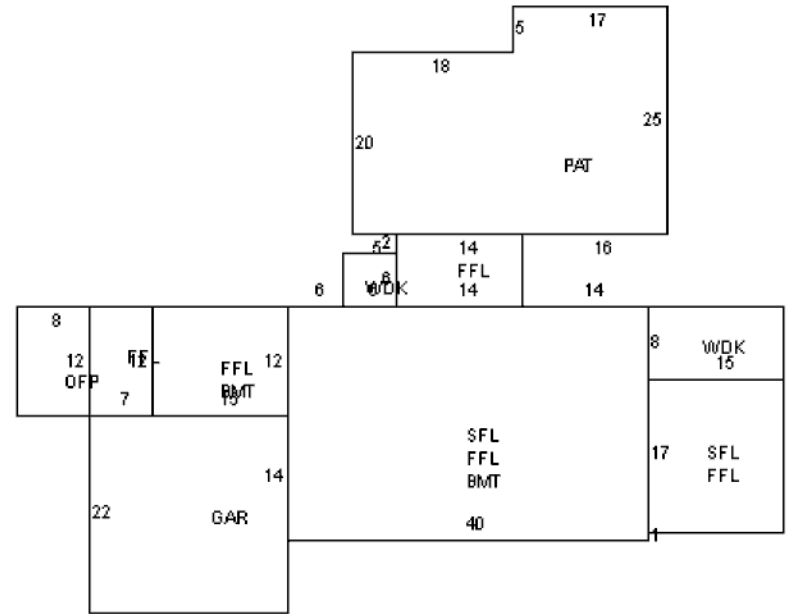
CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.95229268
Const Adj.:	1.01999998
Adj \$ / SQ:	85.478
Other Features:	73502
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	539974
Depreciation:	96115
Depreciated Total:	443859

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	422400.0000
Juris. Factor:		Val/Su Fin:		124.13
Special Features:	0	Val/Su Net:		77.78
Final Total:	443900	Val/Su SzAd		149.66

SKETCH



SPEC FEATURES/YARD ITEMS

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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,671	85.480	142,833	
SFL	2ND FLOOR	1,295	85.480	110,694	
BMT	BASEMENT	1,220	32.050	39,106	
PAT	PATIO	785	7.000	5,495	
GAR	GARAGE	484	36.000	17,424	
WDK	WOOD DECK	156	23.380	3,648	
OPF	OPEN PORCH	96	15.000	1,440	
Net Sketched Area:		5,707	Total:	320,640	
Size Ad	2966	Gross Area	5707	FinArea	3576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



05/13/2015

More: N

Total Yard Items: 14,600

Total Special Features:

Total: 14,600