



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SALM MICHAEL V
Owner 2:	PATTON SUSAN E
Owner 3:	
Street 1:	236 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DUFFY KEVIN P -
Owner 2:	-
Street 1:	44 EATON RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02173

NARRATIVE DESCRIPTION

This Parcel contains .439 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
132	UNDEV		0.439		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,170						13,200	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.439	13,200	13,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	.439	13,200	13,200	13,200	Year End Roll	9/28/2017
2017	132	FV		0	.439	13,200	13,200	13,200	Year End Roll	9/29/2016
2016	132	FV		0	.439	13,200	13,200	13,200	Year End Roll	1/14/2016
2015	132	FV		0	.439	13,200	13,200	13,200	Year End	10/2/2014
2014	132	FV		0	.439	13,200	13,200	13,200	Year End Roll	1/23/2014
2013	132	FV		0	.439	13,200	13,200	13,200	Year End Roll	10/25/2012
2012	132	FV		0	.439	13,200	13,200	13,200	Year End	1/26/2012
2011	132	FV		0	.439	13,200	13,200	13,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUFFY KEVIN P,	47902-496		7/31/2006	MULTI-PARCEL	2187000	Yes	No			Sale included 5 parcels
CAPIZZI CATHERI	41286-427		10/27/2003	FORECLOSURE	1200000	Yes	No			
CAPIZZI MICHAEL	19716-41		3/23/1989	FAMILY	0	No	No			

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:	0.43900	Total SF/SM:	19122.84	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	13,170	SpI Credit:		Total:	13,200
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EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

SKETCH

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact.:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

RESIDENTIAL GRID

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

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	%
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

(Continuation of table from previous block)

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	0.00000	
Juris. Factor:	Val/Su Fin:			
Special Features: 0	Val/Su Net:			
Final Total: 0	Val/Su SzAd			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	

PARCEL ID 178 18 0

IMAGE

AssessPro Patriot Properties, Inc