

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	WILFERT TR JOHN F
Owner 2:	BEATTEAY TR JUDITH S
Owner 3:	WILFERT FAMILY TRUST
Street 1:	308 BURROUGHS RD
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry Own Occ: Y
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	WILFERT ELEANOR M TR -
Owner 2:	WILFERT JOHN F TR -
Street 1:	308 BURROUGHS RD
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry
Postal:	01719

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	117,500	500	1.837	646,400	764,400	
Total Card	117,500	500	1.837	646,400	764,400	Entered Lot Size
Total Parcel	117,500	500	1.837	646,400	764,400	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		593.48	/Parcel:	593.48
						Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/18/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	117,500	500	1.837	646,400	764,400	764,400	Year End Roll	9/28/2017
2017	101	FV	116,400	500	1.837	640,000	756,900	756,900	Year End Roll	9/29/2016
2016	101	FV	115,400	500	1.837	621,600	737,500	737,500	Year End Roll	1/14/2016
2015	101	FV	113,200	500	1.837	575,200	688,900	688,900	Year End	10/2/2014
2014	101	FV	108,900	500	1.837	536,000	645,400	645,400	Year End Roll	1/23/2014
2013	101	FV	106,800	500	1.837	520,000	627,300	627,300	Year End Roll	10/25/2012
2012	101	FV	106,800	500	1.84	491,000	598,300	598,300	Year End	1/26/2012
2011	101	FV	110,000	500	1.84	507,600	618,100	618,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILFERT ELEANOR	56017-243		12/9/2010	FAMILY		1	No	No		
WILFERT ELEANOR	48972-25		2/9/2007	FAMILY		100	No	No		
	10478-223		3/19/1964			8500	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	615	D VELUTTI
4/10/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	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- - AVG. (-)		
Year Blt:	1967	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:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
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

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
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:	FR - Fair	39%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		39%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.21583855
Const Adj.:	1.01999998
Adj \$ / SQ:	93.012
Other Features:	41500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	192629
Depreciation:	75125
Depreciated Total:	117504

COMMENTS

VARIANCE GRANTED 1967 TO BUILD/NON-CONFORM LOT. 5/17 EST REAR-FENCE/DOG.

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: 5	BRs: 2	Baths: 2	HB

REMODELING

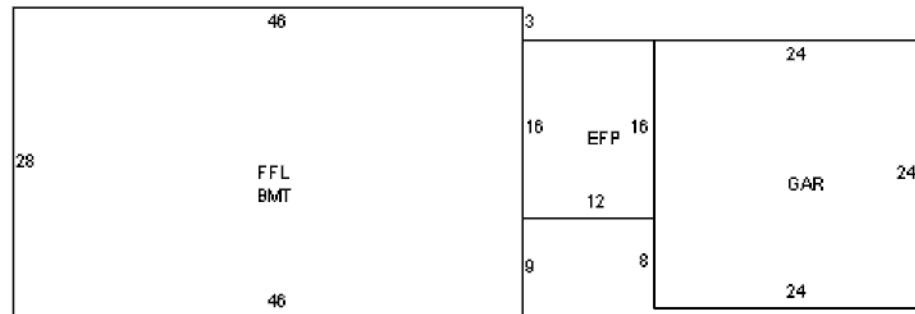
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 645163.8945
Juris. Factor:		Val/Su Fin:	91.23	
Special Features:	0	Val/Su Net:	35.14	
Final Total:	117500	Val/Su SzAd:	91.23	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,288	23.250	29,950
FFL	1ST FLOOR	1,288	93.010	119,799
GAR	GARAGE	576	36.000	20,736
EPF	ENCL PORCH	192	36.000	6,912
Net Sketched Area:		3,344	Total:	177,397
Size Ad	1288	Gross Area	3344	FinArea 1288

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
2	SHED/FR	D Y	1	8X10	A	AV	1985	15.00	T	60	101			500			500

PARCEL ID 187 11 0**IMAGE***AssessPro* Patriot Properties, Inc