

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UNDERWOOD CR, LINCOLN

OWNERSHIP

Owner 1:	LEIGH NANCY V
Owner 2:	THOMPSON DAVID F
Owner 3:	
Street 1:	3 UNDERWOOD CR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5113 Type:

PREVIOUS OWNER

Owner 1:	BUZZELL STEPHEN C -
Owner 2:	BUZZELL JODY E -
Street 1:	3 UNDERWOOD CIR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5113

NARRATIVE DESCRIPTION

This Parcel contains 1.156 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		44781		SQUARE FE	PRIME SITE		0	8.08	1.551	R4									561,029						561,000	
101	ONE FAM		0.1275		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,825						3,800	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	501,100	9,900	1.156	564,800	1,075,800	includes 1/4 right of way (177-34-0)	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 282.40						/Parcel: 282.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	501,100	9900	1.156	564,800	1,075,800	1,075,800	Year End Roll	9/28/2017
2017	101	FV	488,400	9900	1.156	559,300	1,057,600	1,057,600	Year End Roll	9/29/2016
2016	101	FV	470,600	9900	1.156	543,300	1,023,800	1,023,800	Year End Roll	1/14/2016
2015	101	FV	466,400	9900	1.156	503,000	979,300	979,300	Year End	10/2/2014
2014	101	FV	454,100	9900	1.156	469,000	933,000	933,000	Year End Roll	1/23/2014
2013	101	FV	445,600	9900	1.028	451,300	906,800	906,800	Year End Roll	10/25/2012
2012	101	FV	454,100	9900	1.028	468,700	932,700	932,700	Year End	1/26/2012
2011	101	FV	478,000	9900	1.028	484,700	972,600	972,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUZZELL STEPHEN	35861-609		7/10/2002		846400	No	No			
NILES, JOHN PAU	27173-265		3/31/1997		475000	No	No			
BBC PRINTING PR	21945-132		4/15/1992		375000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/26/2005	3280	ADDITION	175,000	C	5/25/2007			study/studio-01/01
5/13/1999	1714	MANUAL	30,000	C	6/26/2000			repair rot & new w
12/6/1996	1098-96	ROOF		C	5/29/1997			RE-ROOF
2/15/1996	898-96	RENOVATI	3,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	B MORGAN
6/23/2006	MEAS/EXT INS	615	D VELUTTI
3/13/2004	M&L COMPLETE	615	D VELUTTI
6/26/2000	MEAS/EXT INS	611	P MULHERN
5/29/1997	MEAS/EXT INS	602	D TUCKER
4/3/1996	MEAS/EXT INS	606	J SMITH
5/23/1994	FIELDREV CHG	600	PA
1/1/1987	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:	8 - BRICK VEN	10%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1969	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:	E - EXTNSIVE		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

COMMENTS

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:	11	BRs:	4	Baths:	2	HB	1				

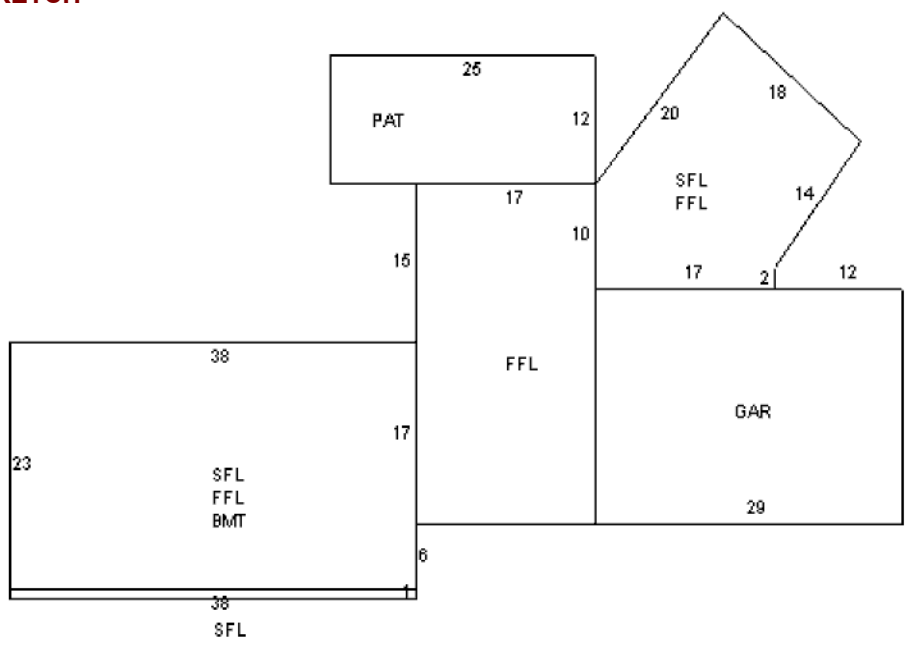
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	2
Totals			
1	11	4	

SKETCH



DEPRECIATION

Phys Cond:	GD - Good	19%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.94023460
Const Adj.:	1.02509999
Adj \$ / SQ:	84.817
Other Features:	79333
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	618652
Depreciation:	117544
Depreciated Total:	501108

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	601800.0000
Juris. Factor:		Val/Su Fin:		131.52
Special Features:	0	Val/Su Net:		100.91
Final Total:	501100	Val/Su SzAd:		158.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,830	84.820	155,216	
SFL	2ND FLOOR	1,324	84.820	112,298	
BMT	BASEMENT	874	37.110	32,432	
GAR	GARAGE	638	36.000	22,968	
PAT	PATIO	300	7.000	2,100	
Net Sketched Area:		4,966	Total:	325,014	
Size Ad	3154	Gross Area	4966	FinArea	3810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

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
27	TENNIS C	D	Y	1	100x55	A	AV	1969	4.09	T	70	101			6,800			6,800
92	SCREEN HSE	D	Y	1	16X20	A	AV	1969	25.00	T	70	101			2,400			2,400
2	SHED/FR	D	Y	1	9X20	F	AV	1969	13.50	T	70	101			700			700

PARCEL ID 177 36 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items: 9,900	Total Special Features: 0	Total: 9,900
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