

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

1464!



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 2 | | LINWAY RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MELLEN PETER |
| Owner 2: | MELLEN LAURA |
| Owner 3: | |
| Street 1: | 32 WALTHAM RD |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01778-1313 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | MELLEN - M SCOTT |
| Owner 2: | MELLEN - JENNIFER R |
| Street 1: | 32 WALTHAM RD |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry |
| Postal: | 01778-1313 |

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as OUT BLD

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 106 | OUT BLD | | 0.5 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 15,000 | | | | | | 15,000 | Unbuildable |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|--------|------------|--------|--------|
| Total AC/HA: | 0.50000 | Total SF/SM: | 21780.00 | Parcel LUC: | 106 | OUT BLD | Prime NB Desc | RES CAT 3 | Total: | 15,000 | SpI Credit | Total: | 15,000 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|--------|------------|--------|--------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprob

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 106 | | 5,900 | 0.500 | 15,000 | 20,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | /Parcel: | | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End Roll | 9/28/2017 |
| 2017 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End Roll | 9/29/2016 |
| 2016 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End Roll | 1/14/2016 |
| 2015 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End | 10/2/2014 |
| 2014 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End Roll | 1/23/2014 |
| 2013 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End Roll | 10/25/2012 |
| 2012 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End | 1/26/2012 |
| 2011 | 106 | FV | | 5900 | .5 | 15,000 | 20,900 | 20,900 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|------------------|
| MELLEN, M SCOTT | 69210-291 | | 4/28/2017 | MULTI-PARCEL | 800000 | No | No | | | |
| MACMAHON, D'ARC | 25796-200 | | 11/6/1995 | PARTIAL INTR | 360000 | No | No | | | HOUSE IN WAYLAND |
| FREDA WARREN | 19788-126 | | 4/28/1989 | | 415000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/29/2010 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/27/2001 | M&L COMPLETE | 613 | M COLE |
| 4/9/1996 | MEAS+INSPCTD | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 117 8 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 15:44:58 |

LAST REV

| Date | Time |
|----------|----------|
| 10/24/17 | 11:45:04 |

blakeley 464

EXTERIOR INFORMATION

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

GENERAL INFORMATION

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

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: |

BATH FEATURES

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

OTHER FEATURES

| | |
|---------|---------|
| Kits: | Rating: |
| A Kits: | Rating: |
| Frpl: | Rating: |
| WSFlue: | Rating: |

CONDO INFORMATION

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

DEPRECIATION

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

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 | |

COMMENTS

MOSTLY IN WAYLAND

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: | | BR: | | Baths: | | | | | | | |

REMODELING

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

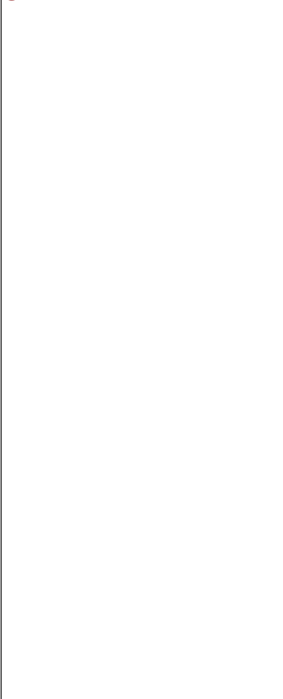
RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| | | | |

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 | | |

SKETCH



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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 12 | POOL I-G | D | Y | 1 | 800 | A | AV | 1970 | 22.00 | T | 70 | 106 | | | 5,300 | | | 5,300 |
| 2 | SHED/FR | D | Y | 1 | 140 | A | AV | 1970 | 15.00 | T | 70 | 106 | | | 600 | | | 600 |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 5,900 | Total Special Features: | | Total: | 5,900 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

IMAGE



AssessPro Patriot Properties, Inc