



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CONRAD PETER F
Owner 2:	BRADSHAW YLISABYTH S
Owner 3:	
Street 1:	20 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 10.57 ACRES of land mainly classified as MULT HS with a(n) CONTEMPORARY Building Built about 1939, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
109	MULT HS		0.04344		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,303						1,300	
132	UNDEV		3.89		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									23,340						23,300	Cons Restr
132	UNDEV		4.8		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									28,800						28,800	Cons Restr, Wetlan

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	229,400		1.880	647,700	877,100		
132			8.690	52,100	52,100		
Total Card	229,400		10.570	699,800	929,200	Entered Lot Size	
Total Parcel	306,200	1,300	10.570	699,800	1,007,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		276.56	/Parcel:	244.02	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	109	FV	306,200	1300	10.57	699,800	1,007,300	1,007,300	Year End Roll	9/28/2017
2017	109	FV	297,300	1300	10.57	693,400	992,000	992,000	Year End Roll	9/29/2016
2016	109	FV	294,300	1300	10.57	675,000	970,600	970,600	Year End Roll	1/14/2016
2015	109	FV	286,300	1300	10.57	628,600	916,200	916,200	Year End	10/2/2014
2014	109	FV	266,100	1300	10.57	589,400	856,800	856,800	Year End Roll	1/23/2014
2013	109	FV	260,200	1300	10.59	574,000	835,500	835,500	Year End Roll	10/25/2012
2012	101	FV	259,600	1300	10.59	594,000	854,900	854,900	Year End	1/26/2012
2011	101	FV	266,200	1300	10.59	612,400	879,900	879,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEBERMAN/BACHM	15006-46		5/10/1983	PARTIAL INTR	48360	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/5/2014	5858	WINDOWS	5,660	C				
2/10/2014	5648	WINDOWS	11,291	C				replace 7 windows-free standing gaze
8/8/2011	4816	MANUAL	15,000	C	6/7/2012			
7/1/2010	4503	WINDOWS	12,163	C				
11/17/2003	2816	W/S FLUE		C				
6/20/2003	2716	APARTMEN	45,000	C	6/26/2004			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2012	MEAS/EXT INS	25	D ERSKINE
11/13/2008	MEAS+INSPCTD	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
9/29/2001	M&L COMPLETE	615	D VELUTTI
4/11/1996	MEAS/EXT INS	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA
12/14/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 10.56999 Total SF/SM: 460428.78 Parcel LUC: 109 MULT HS Prime NB Desc RES CAT 4 Total: 699,843 Spl Credit Total: 699,800

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2A - 2A
(Liv) Units:	1    Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1939    Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL    50%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET    50%
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

**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
96	WHIRL PL	M	S	1	1	A	AV	1983	2,500.00	B	34	109			1,600			1,600

**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:	3    Rating: AVERAGE

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average    34%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	34%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.95394289
Const Adj.:	1.00999999
Adj \$ / SQ:	87.677
Other Features:	36500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	345138
Depreciation:	117347
Depreciated Total:	227791

**COMMENTS**

Sec 14 acc apt.

**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	12	BR	6	Bath	2	HB	

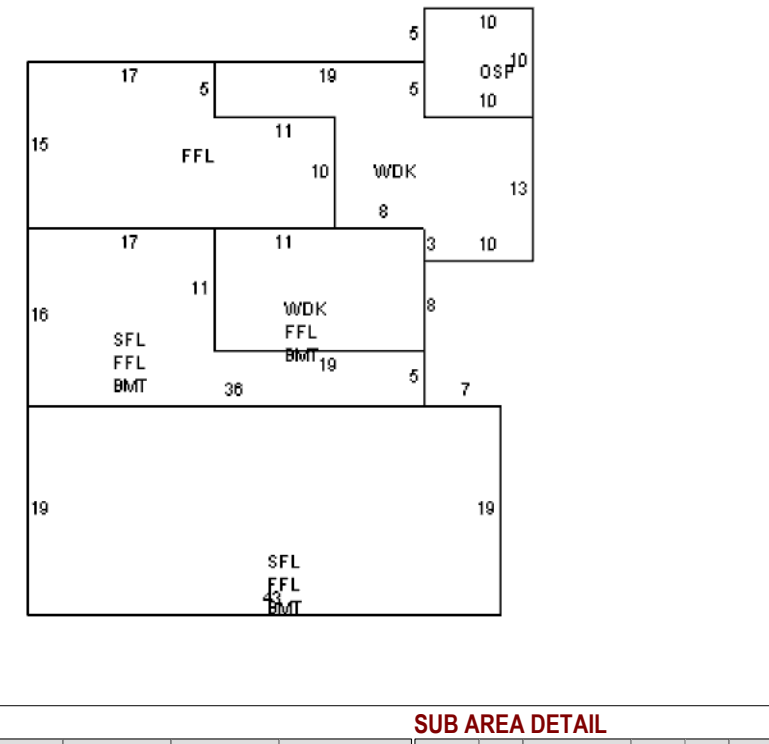
**REMODELING**

Exterior:	
Interior:	
Additions:	1982
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1986

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 870563.3196
Juris. Factor:		Val/Su Fin:		68.27
Special Features:	1600	Val/Su Net:		46.35
Final Total:	229400	Val/Su SzAd:		77.97

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,758	87.680	154,136	
BMT	BASEMENT	1,393	28.490	39,694	
SFL	2ND FLOOR	1,184	87.680	103,809	
WDK	WOOD DECK	514	17.020	8,749	
OSP	SCRN PORCH	100	22.500	2,250	
Net Sketched Area:		4,949	Total:	308,638	
Size Ad	2942	Gross Area	4949	FinArea	3360

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

**IMAGE**



**AssessPro** Patriot Properties, Inc

More: N	Total Yard Items:	1,300	Total Special Features:	1,600	Total:	2,900
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