



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KNIGHT TIMOTHY
Owner 2:	KNIGHT NANCY GOLDSTEIN
Owner 3:	
Street 1:	26 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4805 Type:

PREVIOUS OWNER

Owner 1:	MICHAILOV - MOMCHIL V
Owner 2:	MICHAILOVA - EVA HELEN
Street 1:	26 OLD SUDBURY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4805

NARRATIVE DESCRIPTION

This Parcel contains .26 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		11325		SQUARE FE	PRIME SITE		0	6.78	5.245	R3									402,715						402,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	266,600		0.260	402,700	669,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 283.29		/Parcel: 283.29	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	101	FV	266,600	0	.26	402,700	669,300	669,300	Year End Roll	9/28/2017
2017	101	FV	255,500	0	.26	380,100	635,600	635,600	Year End Roll	9/29/2016
2016	101	FV	208,800	0	.26	368,900	577,700	577,700	Year End Roll	1/14/2016
2015	101	FV	200,500	0	.26	341,500	542,000	542,000	Year End	10/2/2014
2014	101	FV	194,200	0	.26	305,900	500,100	500,100	Year End Roll	1/23/2014
2013	101	FV	190,100	0	.26	297,000	487,100	487,100	Year End Roll	10/25/2012
2012	101	FV	190,100	0	.26	326,700	516,800	516,800	Year End	1/26/2012
2011	101	FV	196,200	0	.26	332,000	528,200	528,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MICHAILOV,MOMCH	66285-208		10/27/2015		715000	No	No			
BARNES MICHAEL	47786-437		7/11/2006		665000	No	No			
WILSON ROBERT A	23349-571		6/25/1993		223000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2017	6907	FENCE	5,200	C				Replace existing f
11/12/2015	6285	MANUAL	23,252	C				Sheet metal work f
9/9/1994	563-94	ADDITION	16,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2016	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
4/10/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	INSPECTED	600	PA
5/23/1994	FIELDREV CHG	600	PA
12/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	1T - 1T
(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:	B- - GOOD (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	2 - PLASTER 50%
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:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

BATH FEATURES

Full Bath:	3	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.08314824
Const Adj.:	1.01999998
Adj \$ / SQ:	98.328
Other Features:	66413
Grade Factor:	1.25
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	360292
Depreciation:	93676
Depreciated Total:	266616

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: 6	BRs: 3	Baths: 3	HB

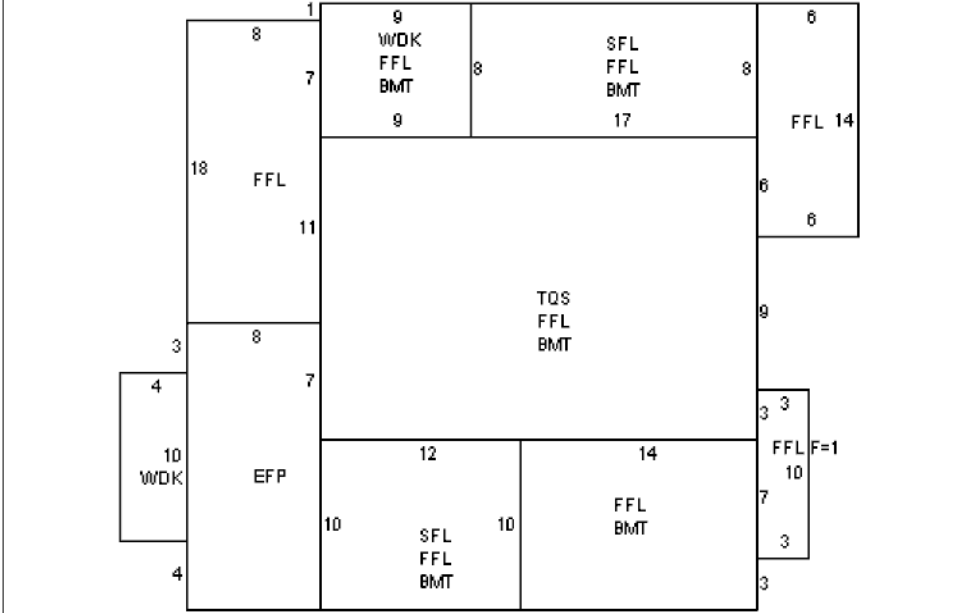
REMODELING RES BREAKDOWN

Exterior:				
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	536642.7983
Juris. Factor:		Val/Su Fin:		112.82
Special Features:	0	Val/Su Net:		89.31
Final Total:	266600	Val/Su SzAd:		148.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,194	98.330	117,404	
BMT	BASEMENT	936	39.330	36,814	
TQS	3/4 STORY	351	98.330	34,513	
SFL	2ND FLOOR	256	98.330	25,172	
EFP	ENCL PORCH	136	36.000	4,896	
WDK	WOOD DECK	112	26.970	3,021	
Net Sketched Area:		2,985	Total:	221,820	
Size Ad	1801	Gross Area	3102	FinArea	2363

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60	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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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IMAGE

