



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHAPMAN PAUL
Owner 2:	ROUSH KATRIN
Owner 3:	
Street 1:	30 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1974, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

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
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.000	R3																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	184,700		0.000		184,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 76.96						/Parcel: 199.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS+INSPCTD	25	D ERSKINE
5/28/2007	MEAS+INSPCTD	100	B MORGAN
4/11/1996	MEAS/EXT INS	606	J SMITH
10/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	118 15 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	15:45:55

LAST REV

Date	Time
09/12/16	09:27:57

blakeley
472

EXTERIOR INFORMATION

Type:	30	-	GARAGE	
Sty Ht:	2	-	2	
(Liv) Units:	1		Total:	2
Foundation:	1	-	CONCRETE	
Frame:	1	-	WOOD	
Prime Wall:	2	-	CLAPBOARD	
Sec Wall:	16	-	STONE VE	50%
Roof Struct:	3	-	GAMBREL	
Roof Cover:	1	-	ASPHALT	
Color:				
View / Desir:				

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)	
Year Blt:	1974		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:	L	-	LIGHT	
Prim Floors:	4	-	CARPET	
Sec Floors:	3	-	HARDWOOD	10%
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	

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

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	GD - Good	17%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	44.00
Size Adj.:	1.00000000
Const Adj.:	1.03205991
Adj \$ / SQ:	45.411
Other Features:	46500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	222528
Depreciation:	37830
Depreciated Total:	184698

COMMENTS

Empty comments box.

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	s:	5	BR	s:	2	Bath	s:	2	HB	1	

REMODELING

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

RES BREAKDOWN

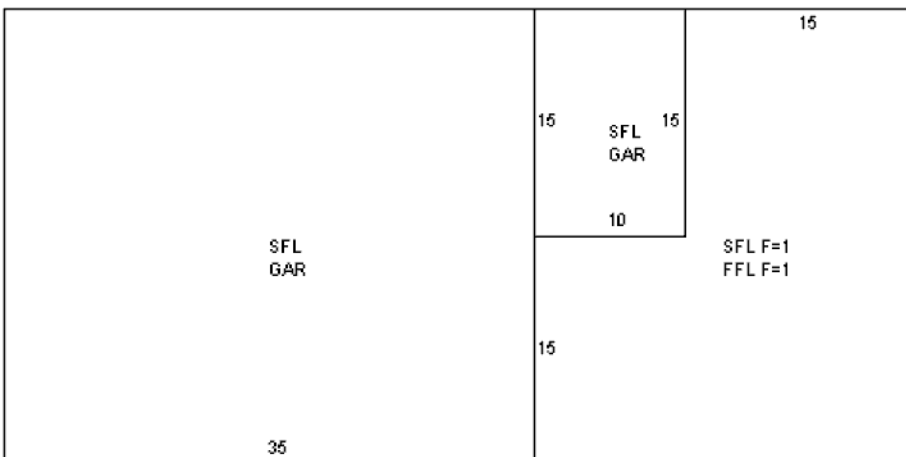
No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	Val/Su Fin:	76.96	
Special Features:	0	Val/Su Net:	51.31
Final Total:	184700	Val/Su SzAd:	76.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,800	45.410	81,739	
GAR	GARAGE	1,200	36.000	43,200	
FFL	1ST FLOOR	600	45.410	27,246	
Net Sketched Area:		3,600	Total:	152,185	
Size Ad	2400	Gross Area	3600	FinArea	2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID

179 20 0