



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAX JULIA
Owner 2:	
Owner 3:	
Street 1:	9 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4807 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1989, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	145,500	2,200	0.000		147,700
Total Card 145,500 2,200 0.000 147,700					
Total Parcel 641,600 2,200 2.170 656,400 1,300,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		135.26	/Parcel: 249.99

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

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

Parcel ID 179 28 0

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
10/6/2001	M&L COMPLETE	615	D VELUTTI
4/9/1996	MEAS+INSPCTD	606	J SMITH

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

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Type:	22	- CONVENT'NL
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	12	- BOARD+BATT
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

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:	1	Rating: AVERAGE

COMMENTS

Blank comment area for user input.

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

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:	5	BRs:	2	Baths:	2		HB			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

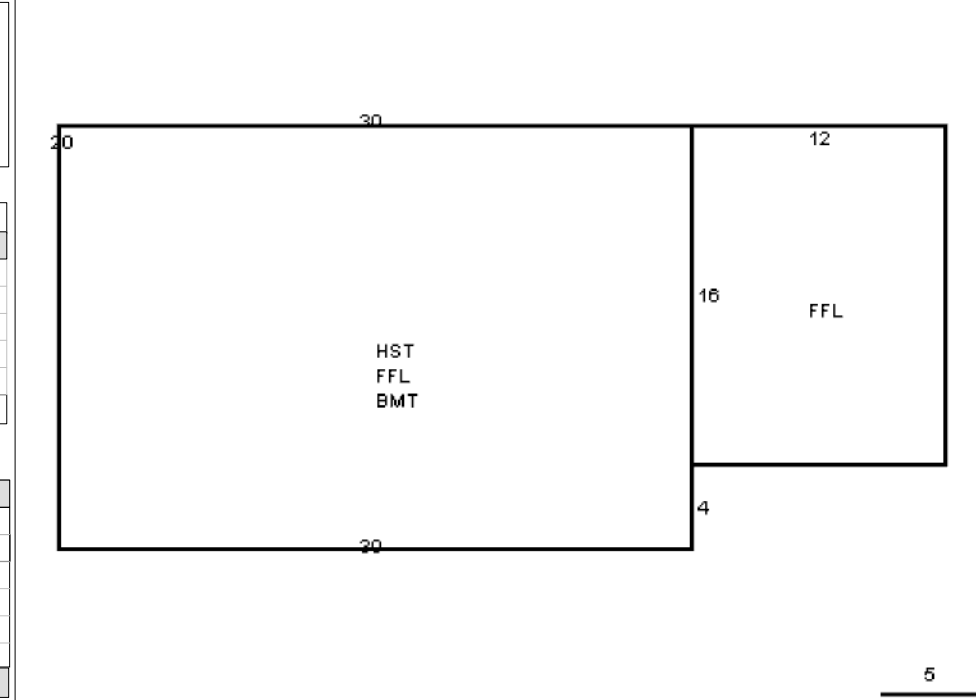
Phys Cond:	AV	- Average	18%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18%

REMODELING

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

RES BREAKDOWN

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

SKETCH

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.29945064
Const Adj.:	0.98940003
Adj \$ / SQ:	114.425
Other Features:	35382
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	177498
Depreciation:	31950
Depreciated Total:	145549

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	133.24	
Special Features:	0	Val/Su Net:	85.99	
Final Total:	145500	Val/Su SzAd:	133.24	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	792	114.430	90,625	
BMT	BASEMENT	600	28.610	17,164	
HST	HALF STORY	300	114.430	34,328	
Net Sketched Area:		1,692	Total:	142,117	
Size Ad	1092	Gross Area	1992	FinArea	1092

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	Parcel ID	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X12	A	FR	1980	15.00	T	65	101			179 28 0	500			500
2	SHED/FR	D	Y	1	10X20	A	GD	1989	15.00	T	45	101			179 28 0	1,700			1,700

PARCEL ID

179 28 0

IMAGE**AssessPro** Patriot Properties, Inc

More:	N				
Total Yard Items:	2,200	Total Special Features:		Total:	2,200