



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
284		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	GRAVES JR WILLIAM R
Owner 2:	ADAMS ABIGAIL SARAH
Owner 3:	
Street 1:	284 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HSBC Bank USA National Asso Tr -
Owner 2:	-
Street 1:	C/O One West Bank
Twn/City:	Austin
St/Prov:	TX Cntry
Postal:	78758 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.71 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
101	ONE FAM		74487		SQUARE FE	PRIME SITE		0	8.08	1.052	R4									633,037						633,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	996,200	1,400	1.710	633,000	1,630,600		0
							GIS Ref
							GIS Ref
Total Card	996,200	1,400	1.710	633,000	1,630,600	Entered Lot Size	
Total Parcel	996,200	1,400	1.710	633,000	1,630,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		367.92	/Parcel:	367.92	Insp Date
						Land Unit Type:	12/14/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	996,200	1400	1.71	633,000	1,630,600	1,630,600	Year End Roll	9/28/2017
2017	101	FV	892,000	1400	1.71	626,800	1,520,200	1,520,200	Year End Roll	9/29/2016
2016	101	FV	862,600	1400	1.71	608,700	1,472,700	1,472,700	Year End Roll	1/14/2016
2015	101	FV	839,700	1400	1.71	563,300	1,404,400	1,404,400	Year End	10/2/2014
2014	101	FV	778,600	1400	1.71	524,900	1,304,900	1,304,900	Year End Roll	1/23/2014
2013	101	FV	763,300	1400	1.71	509,200	1,273,900	1,273,900	Year End Roll	10/25/2012
2012	101	FV	763,300	1400	1.71	560,200	1,324,900	1,324,900	Year End	1/26/2012
2011	101	FV	796,800	0	1.71	569,300	1,366,100	1,366,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HSBC Bank USA N	60997-231		1/17/2013	POST FRCLSR	1000000	No	No			
RESTUCCIA MICHA	58483-282		2/14/2012	FORECLOSURE	1170000	No	No			
RESTUCCIA MICHA	47695-555		6/26/2006	FAMILY	1	No	No			
RESTUCCIA MICHA	47675-288		6/21/2006	FAMILY	1	No	No			
RESTUCCIA MICHA	46271-233		10/13/2005	CONVENIENC	99	No	No			
RESTUCCIA MICHA	44372-91		12/27/2004	CONVENIENC	1	No	No			
RESTUCCIA REALT	44257-454		12/8/2004	CONVENIENC	1	No	No			
RESTUCCHIA MICH	28473-293		4/22/1998	CONVENIENC	99	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2017	6908	SOLAR PA	39,359	C	3/27/2018			Install solar pane
5/27/2014	5760	WOOD STO		C				Install a wood sto
2/27/1994	409	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	D VELUTTI
4/9/1996	MEAS/EXT INS	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
2/12/1994	INSPECTED	600	PA
1/6/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1992	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:			
Partition:	A	- ABV AVG	
Prim Floors:	4	- CARPET	
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:	100
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
2	SHED/FR	D	Y	1	10x12	A	AV	2005	15.00	T	25	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	16.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			16.2%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.88537908
Const Adj.:	1.00000000
Adj \$ / SQ:	80.570
Other Features:	90551
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1188810
Depreciation:	192587
Depreciated Total:	996223

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	RM:	9	BR:	5	Baths:	3	HB:	2				

REMODELING

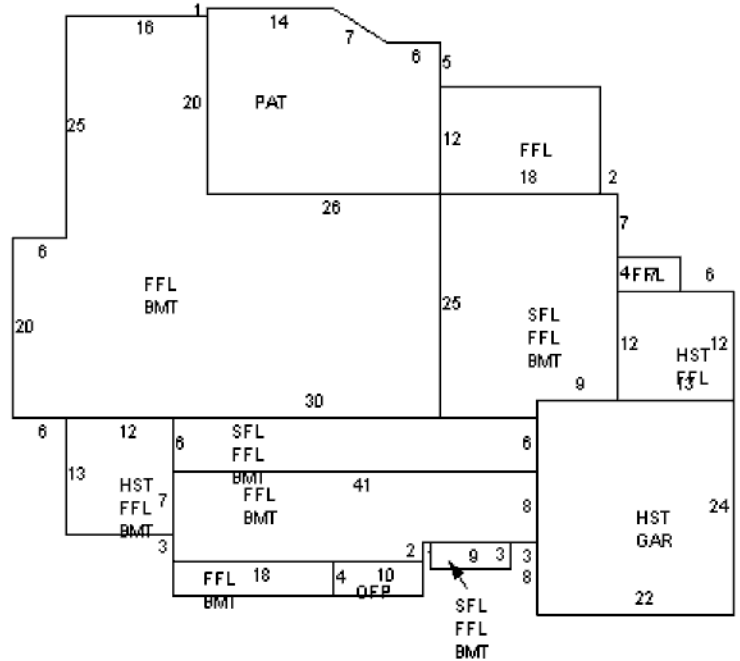
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	941800.0000
Juris. Factor:		Val/Su Fin:	224.77		
Special Features:	0	Val/Su Net:	119.06		
Final Total:	996200	Val/Su SzAd:	224.77		

PARCEL ID 179 35 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,257	80.570	262,415	
BMT	BASEMENT	2,857	20.140	57,547	
SFL	2ND FLOOR	755	80.570	60,830	
GAR	GARAGE	528	36.000	19,008	
PAT	PATIO	510	7.000	3,570	
HST	HALF STORY	420	80.570	33,839	
OPF	OPEN PORCH	40	15.000	600	
Net Sketched Area:		8,367	Total:	437,809	
Size Ad	4432	Gross Area	8787	FinArea	4432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc