

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOSS ADAM B
Owner 2:	GOSS ELIZABETH B
Owner 3:	
Street 1:	279 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON - ALAN L
Owner 2:	-
Street 1:	279 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1885, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	4.54	1.682	R1									309,415						309,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	204,400	9,800	0.930	309,400	523,600
Total Card 204,400 9,800 0.930 309,400 523,600					
Total Parcel 204,400 9,800 0.930 309,400 523,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		246.98	/Parcel: 246.98

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/06/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	204,400	9800	.93	309,400	523,600	523,600	Year End Roll	9/28/2017
2017	101	FV	195,500	9800	.93	309,400	514,700	514,700	Year End Roll	9/29/2016
2016	101	FV	191,900	9800	.93	300,600	502,300	502,300	Year End Roll	1/14/2016
2015	101	FV	184,800	9800	.93	238,500	433,100	433,100	Year End	10/2/2014
2014	101	FV	205,300	9800	.93	229,000	444,100	444,100	Year End Roll	1/23/2014
2013	101	FV	201,300	9800	.93	224,900	436,000	436,000	Year End Roll	10/25/2012
2012	101	FV	201,300	9800	.93	216,400	427,500	427,500	Year End	1/26/2012
2011	101	FV	189,100	7500	.93	219,100	415,700	415,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DONALDSON,ALAN	65839-161		7/31/2015		528000	No	No	
CYNTHIA DAVIDSO	16375-521		8/21/1985		223500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/14/2017	6775	WINDOWS	5,600	C	11/3/2017			Replace/repair a p
11/2/2016	6612	MANUAL	3,900	C				Replace stainless
9/29/2016	6569	SIDING	7,880	C				Replace clapboard
11/19/2008	4099	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	SALES INSP	618	G BOURGAULT
8/6/2013	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
4/8/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	- CONVENT'NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1885	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:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:	4	- CARPET	25%
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

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

OTHER FEATURES

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

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.:	1.03301883
Const Adj.:	1.00485003
Adj \$ / SQ:	92.385
Other Features:	56500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	276186
Depreciation:	71808
Depreciated Total:	204377

COMMENTS

SEC 14 APARTMENT

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:	7	BRs:	3	Baths:	3	HB						

REMODELING

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

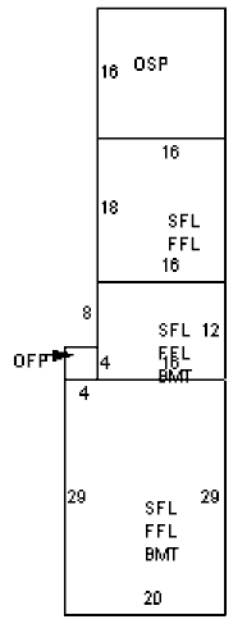
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 173200.0000
Juris. Factor:		Val/Su Fin:	96.42	
Special Features:	0	Val/Su Net:	64.60	
Final Total:	204400	Val/Su SzAd:	96.42	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,060	92.380	97,928	
SFL	2ND FLOOR	1,060	92.380	97,928	
BMT	BASEMENT	772	23.100	17,830	
OSP	SCRN PORCH	256	22.500	5,760	
OFP	OPEN PORCH	16	15.000	240	
Net Sketched Area:		3,164	Total:	219,686	
Size Ad	2120	Gross Area	3164	FinArea	2120

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	Appr Value	JCod	JFact	Juris. Value
4	GARAGE/L	D	Y	1	672	A	AV	1888	28.00	T	60	101			7,500			7,500
2	SHED/FR	D	Y	1	10x20	A	AV	2005	15.00	T	25	101			2,300			2,300

PARCEL ID

179 13 0

More:	N
Total Yard Items:	9,800
Total Special Features:	
Total:	9,800

IMAGE

AssessPro Patriot Properties, Inc

