

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASON ELIZABETH R
Owner 2:	
Owner 3:	
Street 1:	289 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68824		SQUARE FE	PRIME SITE		0	4.54	1.114	R1									347,978						348,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	213,200	10,100	1.580	348,000	571,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 278.34						/Parcel: 278.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	213,200	10100	1.58	348,000	571,300	571,300	Year End Roll	9/28/2017
2017	101	FV	207,100	10100	1.58	348,000	565,200	565,200	Year End Roll	9/29/2016
2016	101	FV	200,000	10100	1.58	338,000	548,100	548,100	Year End Roll	1/14/2016
2015	101	FV	198,000	10100	1.58	268,300	476,400	476,400	Year End	10/2/2014
2014	101	FV	183,900	10100	1.58	257,500	451,500	451,500	Year End Roll	1/23/2014
2013	101	FV	179,900	10100	1.58	252,900	442,900	442,900	Year End Roll	10/25/2012
2012	101	FV	183,900	10100	1.58	245,300	439,300	439,300	Year End	1/26/2012
2011	101	FV	188,000	10100	1.58	248,300	446,400	446,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELIZABETH R. SU	17152-562		6/30/1986	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/2/2004	2877	MANUAL	3,050	C	6/26/2004			rep entry door
8/21/1997	1261	SHED	2,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
3/7/1998	MEAS/EXT INS	602	D TUCKER
4/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.57998	Total SF/SM: 68823.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 347,978	Spl Credit	Total: 348,000
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1950	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

BATH FEATURES

Full Bath:	1	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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

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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	6	BR	3	Bath	1	HB	1				

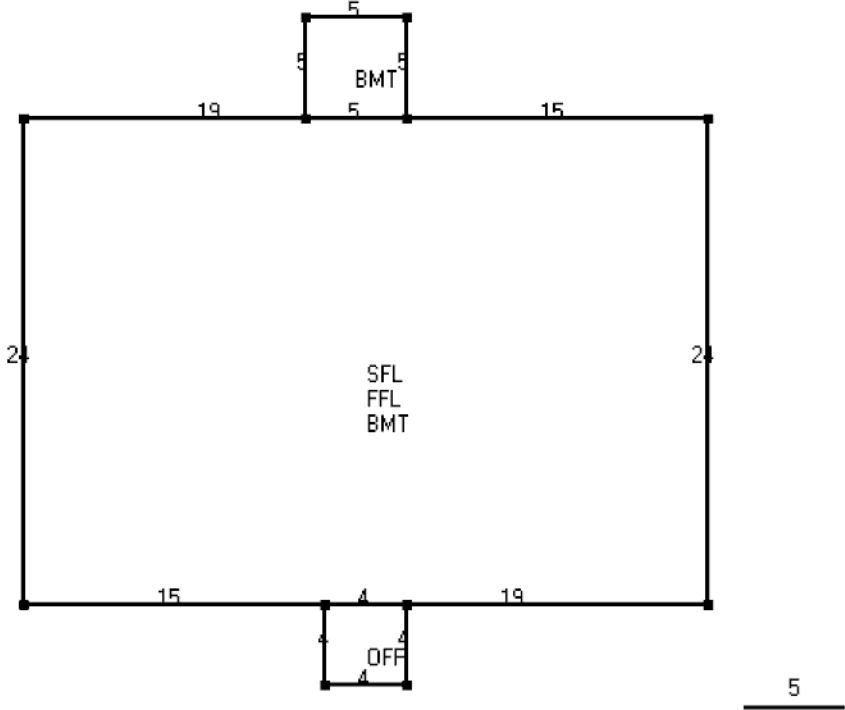
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 25%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 25%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV	- Average	31.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			31.8%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.11764705
Const Adj.:	1.00485003
Adj \$ / SQ:	98.830
Other Features:	35500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	312633
Depreciation:	99417
Depreciated Total:	213215

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 608962.0618
Juris. Factor:		Val/Su Fin:	103.85	
Special Features:	0	Val/Su Net:	85.66	
Final Total:	213200	Val/Su SzAd:	130.64	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	841	37.060	31,168
FFL	1ST FLOOR	816	98.830	80,645
SFL	2ND FLOOR	816	98.830	80,645
OPF	OPEN PORCH	16	15.000	240
Net Sketched Area:		2,489	Total:	192,698
Size Ad	1632	Gross Area	2489	FinArea 2053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	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
19	PATIO	D	Y	1	600	A	AV	1950	7.00	T	70	101			1,300			1,300
3	GARAGE	D	Y	1	484	A	AV	1950	36.00	T	60	101			7,000			7,000
2	SHED/FR	D	Y	1	10X20	A	AV	1997	15.00	T	40	101			1,800			1,800

PARCEL ID

179 9 0

More:	N	Total Yard Items:	10,100	Total Special Features:		Total:	10,100
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IMAGE

AssessPro Patriot Properties, Inc

