



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		NORTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	MIARA LINCOLN J
Owner 2:	MIARA MARIA E
Owner 3:	
Street 1:	37 NORTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GLEINER - J ARTHUR
Owner 2:	BAIM - MARGARET A
Street 1:	37 NORTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									6,960						7,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	404,700	900	2.997	549,400	955,000		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 269.72						/Parcel: 243.94	Insp Date
							06/30/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	529,800	900	2.997	549,400	1,080,100	1,080,100	Year End Roll	9/28/2017
2017	101	FV	517,900	900	2.997	519,000	1,037,800	1,037,800	Year End Roll	9/29/2016
2016	101	FV	505,000	900	2.997	503,800	1,009,700	1,009,700	Year End Roll	1/14/2016
2015	101	FV	493,000	900	2.997	467,000	960,900	960,900	Year End	10/2/2014
2014	101	FV	462,500	900	2.997	419,000	882,400	882,400	Year End Roll	1/23/2014
2013	101	FV	454,000	900	2.997	407,000	861,900	861,900	Year End Roll	10/25/2012
2012	101	FV	454,000	900	3.	521,000	975,900	975,900	Year End	1/26/2012
2011	101	FV	520,600	900	3.	433,000	954,500	954,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLEINER, J ARTHU	70441-283		12/27/2017		1026000	No	No			
KENNELLY, ELLEN	65876-420		8/7/2015		1190000	No	No			
LESLIE MALCOLM	41424-546		11/14/2003		1052000	No	No			
SLAVIN GERALD D	28977-040		8/14/1998		763500	No	No			
LAW, JOHN + NAN	12725-114		11/6/1974		39000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/31/2009	4253	ROOF		C				strip and re-roof
3/17/2000	1896	MANUAL	36,500	C	6/12/2001			renovate bathroom,

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	D VELUTTI
4/15/1999	MEAS+INSPCTD	600	PA
2/13/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1956	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:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 40%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# 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	8x12	A	AV	1996	15.00	T	40	101			900			900
More: N									Total Yard Items: 900				Total Special Features:				Total: 900	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		22.6%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.91945565
Const Adj.:	1.00187993
Adj \$ / SQ:	83.828
Other Features:	72989
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	522827
Depreciation:	118159
Depreciated Total:	404668

COMMENTS

BATH HSE HAS FULL BATH AND KITCHEN AND SINK .

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:	4	Baths:	2	HB:	1				

REMODELING

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

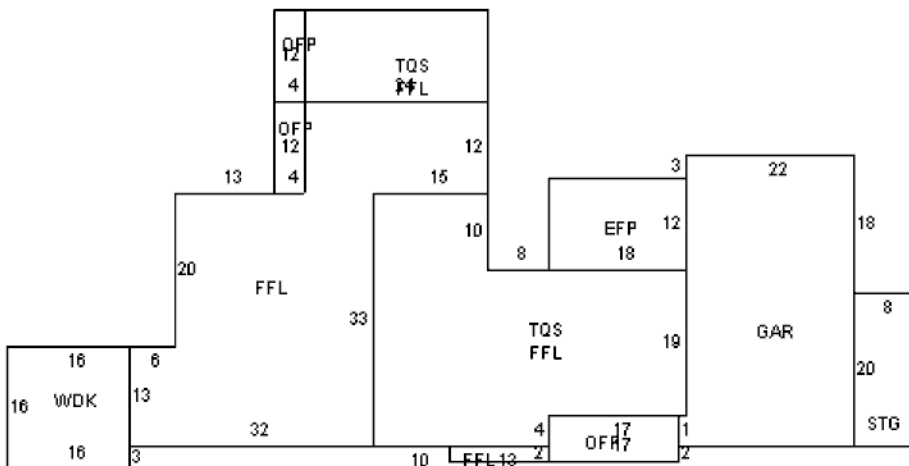
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:		114.29	
Special Features:	0	Val/Su Net:		77.66	
Final Total:	404700	Val/Su SzAd:		114.30	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,559	83.830	214,515	
TQS	3/4 STORY	982	83.830	82,298	
GAR	GARAGE	840	36.000	30,240	
WDK	WOOD DECK	256	19.820	5,073	
EFP	ENCL PORCH	216	36.000	7,776	
OFP	OPEN PORCH	198	15.000	2,970	
STG	STORAGE	160	15.000	2,400	
Net Sketched Area:		5,211	Total:	345,272	
Size Ad	3540.75	Gross Area	5538	FinArea	3541

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

