



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BENTON STEPHEN A
Owner 2:	BENTON JEANNE L
Owner 3:	
Street 1:	319 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4303 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,390						9,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	198,500	46,600	2.150	500,600	745,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.52						/Parcel: 313.52	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	198,500	46600	2.15	500,600	745,700	745,700	Year End Roll	9/28/2017
2017	101	FV	196,400	46600	2.15	486,200	729,200	729,200	Year End Roll	9/29/2016
2016	101	FV	194,300	46600	2.15	486,200	727,100	727,100	Year End Roll	1/14/2016
2015	101	FV	190,100	46600	2.15	413,400	650,100	650,100	Year End	10/2/2014
2014	101	FV	181,700	46600	2.15	371,800	600,100	600,100	Year End Roll	1/23/2014
2013	101	FV	177,500	46600	2.15	361,400	585,500	585,500	Year End Roll	10/25/2012
2012	101	FV	177,500	46600	2.15	361,400	585,500	585,500	Year End	1/26/2012
2011	101	FV	183,800	46600	2.15	367,200	597,600	597,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAUL J. MAURO	14064-96		9/15/1980		125000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2004	2870	MANUAL	20,000	C	6/26/2004			enc front porch &
7/20/1993	289	RENOVATI	12,000	C	12/28/1993			
7/14/1993	285	GREENHOU	20,000	C	12/28/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/12/2009	MEAS+INSPCTD	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/9/1996	MEAS/EXT INS	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/28/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	2 - CONC BLOCK	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	%	
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1953	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:	2 - PLASTER	50%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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Sec Int Wall:	2 - PLASTER	50%	
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Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
3	GARAGE	D	Y	1	23X19	A	AV	1986	36.00	T	34.5	101			10,300			10,300
32	BARN/LFT	D	Y	1	26X46	A	AV	1986	45.00	T	34.5	101			35,300			35,300
2	SHED/FR	D	Y	1	8X10	A	AV	1993	15.00	T	50	101			600			600
2	SHED/FR	D	Y	1	8X9	F	AV	1980	13.50	T	60	101			400			400

**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

**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:	

**DEPRECIATION**

Phys Cond:	GD - Good	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.2%

**CALC SUMMARY**

Basic \$ / SQ:	75.00
Size Adj.:	1.11166358
Const Adj.:	0.99970198
Adj \$ / SQ:	83.350
Other Features:	38500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	258477
Depreciation:	59967
Depreciated Total:	198511

**COMMENTS**

CK BARN 2ND FLOOR ON INSP

**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:	8	BR:	3	Bath:	2	HB					

**REMODELING**

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

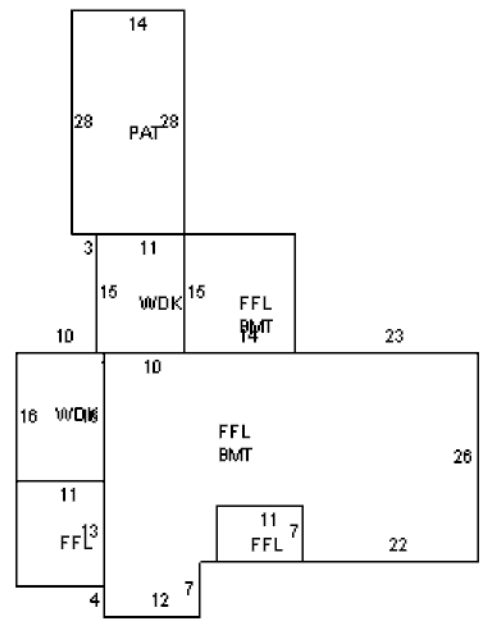
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	758570.9876
Juris. Factor:		Val/Su Fin:			83.44
Special Features:	0	Val/Su Net:			51.81
Final Total:	198500	Val/Su SzAd			119.65

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,659	83.350	138,278	
BMT	BASEMENT	1,439	31.260	44,978	
PAT	PATIO	392	7.000	2,744	
WDK	WOOD DECK	341	18.430	6,284	
Net Sketched Area:		3,831	Total:	192,284	
Size Ad	1659	Gross Area	3831	FinArea	2379

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
BMT	100	RRM	50	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	46,600	Total Special Features:		Total:	46,600
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