



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	WILLIAMSON MARY ALICE
Owner 2:	
Owner 3:	
Street 1:	21 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL JR - THOMAS C
Owner 2:	DRISCOLL - ELENA M
Street 1:	21 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	873,800	22,400	1.840	796,900	1,693,100	2561	0				
							GIS Ref				
							GIS Ref				
Total Card					873,800	22,400	1.840	796,900	1,693,100	Entered Lot Size	
Total Parcel					873,800	22,400	1.840	796,900	1,693,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			227.56	/Parcel:	227.56	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	873,800	22400	1.84	796,900	1,693,100	1,693,100	Year End Roll	9/28/2017
2017	101	FV	848,300	22400	1.84	796,900	1,667,600	1,667,600	Year End Roll	9/29/2016
2016	101	FV	815,100	22400	1.84	744,900	1,582,400	1,582,400	Year End Roll	1/14/2016
2015	101	FV	806,800	22400	1.84	689,700	1,518,900	1,518,900	Year End	10/2/2014
2014	101	FV	716,200	22400	1.84	680,100	1,418,700	1,418,700	Year End Roll	1/23/2014
2013	101	FV	701,200	22400	1.84	660,100	1,383,700	1,383,700	Year End Roll	10/25/2012
2012	101	FV	716,200	22400	1.84	680,100	1,418,700	1,418,700	Year End	1/26/2012
2011	101	FV	755,300	22400	1.84	726,500	1,504,200	1,504,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRISCOLL JR, THO	69037-350		3/22/2017		1619500	No	No			
VAN VLEET CHARL	30283-320		5/14/1999		1200000	No	No			
KENWARD, JOHN A	24936-316		10/21/1994		1010000	No	No			
CRAFTS FREDERIC	22671-28		11/30/1992		850000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2017	6769	KITCHEN	95,000	O				Remodel kitchen, f
8/3/1995	783-95	MANUAL	6,000	C	6/14/1996			PERGOLA
10/12/1994	591-94	FENCE		C	7/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
2/24/2000	MEAS+INSPCTD	600	PA
1/12/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA
6/20/1994	FIELDREV CHG	600	PA
1/19/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL	
Sty Ht:	2 - 2	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	8 - BRICK VEN	25%
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	2		
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:	Yes
% Com Wal:	0	% Sprinkled:	100

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
11	POOL I-V	D	Y	1	22X40	V	VG	1993	27.00	T	40	101			14,300			14,300
23	BATH HSE	D	Y	1	6X12	A	AV	1993	100.00	T	24	101			5,500			5,500
96	WHIRL PL	A	S	1	2	G	GD	1993	3,125.00	B	10.4	101			5,600			5,600
95	SAUNA	A	Y	1	6X8	A	AV	1993	110.00	T	50	101			2,600			2,600

More:	N	Total Yard Items:	22,400	Total Special Features:	5,600	Total:	28,000
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BATH FEATURES

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	7	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	10.	%	
Functional:			%	
Economic:			%	
Special:			%	
Override:			%	
Total:			10.4	%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.86051762
Const Adj.:	1.02509999
Adj \$ / SQ:	77.626
Other Features:	86068
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	968941
Depreciation:	100770
Depreciated Total:	868171

COMMENTS

XTRA KITCHEN SINK/MASTER BATH 6
FIXTURES/BST: HOT ROCK SAUNA + 2 OTHER
RMS, FULL BATH. NO WALKOUT .

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:	10	BRs:	5	Baths:	4	HB:	1				

REMODELING

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

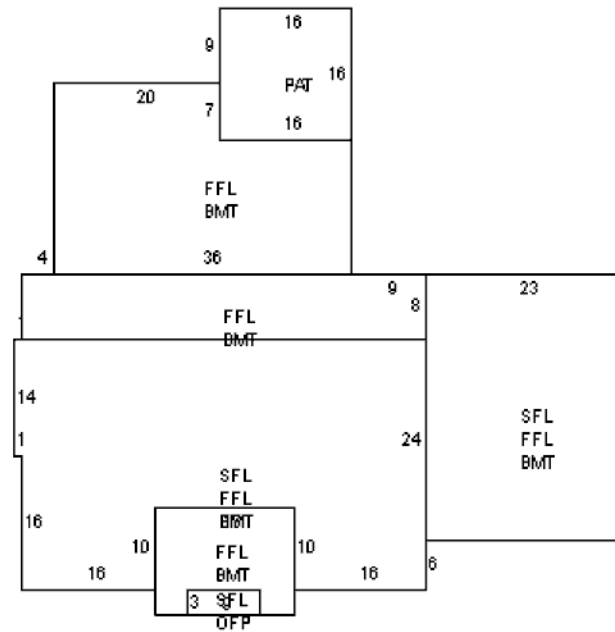
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1661496.624
Juris. Factor:		Val/Su Fin:	117.45	
Special Features:	5600	Val/Su Net:	96.40	
Final Total:	873800	Val/Su SzAd:	160.95	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,352	36.870	123,597	
FFL	1ST FLOOR	3,352	77.630	260,203	
SFL	2ND FLOOR	2,077	77.630	161,230	
PAT	PATIO	256	7.000	1,792	
OFP	OPEN PORCH	27	15.000	405	
Net Sketched Area:		9,064	Total:	547,227	
Size Ad	5429	Gross Area	9064	FinArea	7440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 186 6 0