



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CERULEAN WY, LINCOLN

OWNERSHIP

Owner 1:	NATHANIEL ROBERT
Owner 2:	
Owner 3:	
Street 1:	10 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4300 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 4 HalfBaths, 0 3/4 Baths, 10 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:						
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		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,782,300		1.850	797,200	2,579,500
Total Card	1,782,300		1.850	797,200	2,579,500
Total Parcel	1,782,300		1.850	797,200	2,579,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.57	/Parcel: 334.57

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	1,782,300	0	1.85	797,200	2,579,500	2,579,500	Year End Roll	9/28/2017
2017	101	FV	1,670,800	0	1.85	797,200	2,468,000	2,468,000	Year End Roll	9/29/2016
2016	101	FV	1,643,900	0	1.85	745,200	2,389,100	2,389,100	Year End Roll	1/14/2016
2015	101	FV	1,600,800	0	1.85	690,000	2,290,800	2,290,800	Year End	10/2/2014
2014	101	FV	1,485,900	0	1.85	680,400	2,166,300	2,166,300	Year End Roll	1/23/2014
2013	101	FV	1,457,100	0	1.85	660,400	2,117,500	2,117,500	Year End Roll	10/25/2012
2012	101	FV	1,436,300	0	1.85	680,400	2,116,700	2,116,700	Year End	1/26/2012
2011	101	FV	1,519,600	0	1.85	726,800	2,246,400	2,246,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
F.D.I.C.	22448-457		9/30/1992	FORECLOSURE	750000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2010	4600	RENOVATI	70,000	C	5/31/2012			interior basement
5/5/1997	1177	ROOF		1	5/27/1997			3/25/98 100%
7/30/1996	1011-96	RENO-GAR	120,000	C	6/6/2000			6/6/00 100%
3/6/1996	911-96	DEMOLITI		C	6/14/1996			
7/13/1993	283	RENOVATI	150,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	PERMIT VISIT	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/6/2000	MEAS/EXT INS	608	D DARGON
5/15/2000	MEAS+INSPCTD	611	P MULHERN
6/9/1999	MEAS+INSPCTD	602	D TUCKER
2/27/1999	MEAS+INSPCTD	602	D TUCKER
3/25/1998	MEAS/EXT INS	602	D TUCKER
5/27/1997	MEAS+INSPCTD	602	D TUCKER
1/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A+	- EXCELLENT
Year Blt:	1990	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	6 - CERAMIC T 5%		
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

INTERIOR INFORMATION

Depreciated Total:	1778220
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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
96	WHIRL PL	M	S	1	2	A	AV	1990	2,500.00	B	17.4	101			4,100			4,100

More: N Total Yard Items: Total Special Features: 4,100 Total: 4,100

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frp1:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	17.4%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.4%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.84237874
Const Adj.:	1.03121006
Adj \$ / SQ:	79.049
Other Features:	117199
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2152808
Depreciation:	374589
Depreciated Total:	1778220

CALC SUMMARY

WtAv\$/SQ:		AvRate:		Ind.Val:	2391165.738
Juris. Factor:		Val/Su Fin:	231.17		
Special Features:	4100	Val/Su Net:	160.96		
Final Total:	1782300	Val/Su SzAd:	274.41		

More: N Total Yard Items: Total Special Features: 4,100 Total: 4,100

COMMENTS

SWAP OF LAND-124-16-8 + 124-16-9
BK.22448,PGS.452 + 455 9/92 PLAN RECORDED
8-27-92 #700.

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	10	BR	4	Bath	4	HB	4			

REMODELING

Exterior:	
Interior:	1999
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

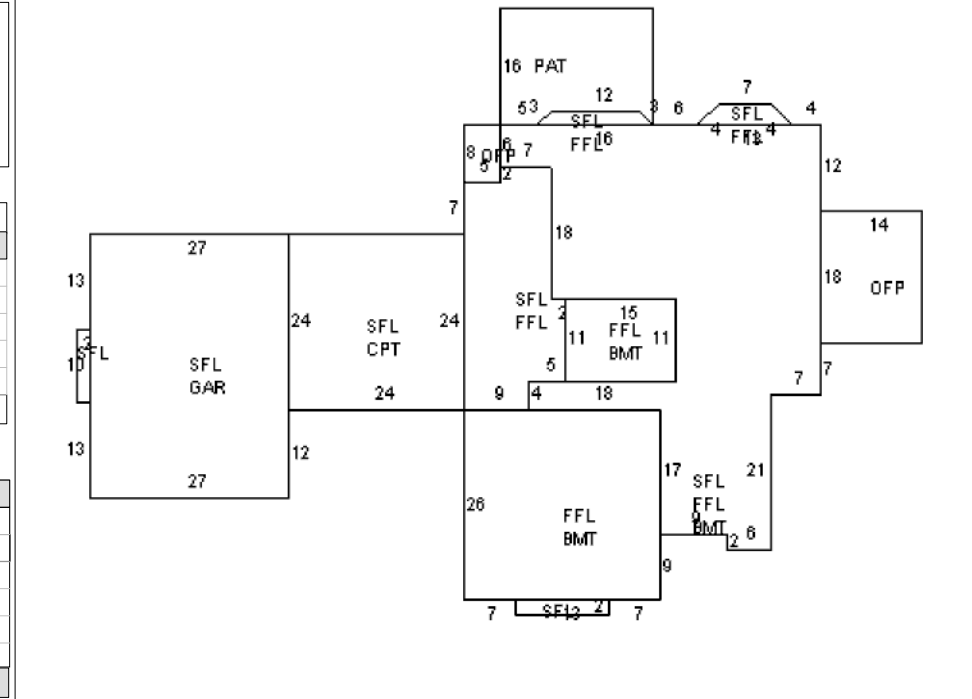
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 190 1 0

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
96	WHIRL PL	M	S	1	2	A	AV	1990	2,500.00	B	17.4	101			4,100			4,100

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,611	79.050	285,446	
FFL	1ST FLOOR	2,884	79.050	227,977	
BMT	BASEMENT	2,430	34.580	84,039	
GAR	GARAGE	972	36.000	34,992	
CPT	CARPORT	576	22.000	12,672	
PAT	PATIO	308	7.000	2,156	
OFF	OPEN PORCH	292	15.000	4,380	
Net Sketched Area:		11,073	Total:	651,662	
Size Ad	6495	Gross Area	11073	FinArea	7710

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: Total Special Features: 4,100 Total: 4,100