



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BOWER LYNNE K
Owner 2:	
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4305 Type:

**PREVIOUS OWNER**

Owner 1:	CHRISTENSEN - RONALD
Owner 2:	-
Street 1:	345 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4305

**NARRATIVE DESCRIPTION**

This Parcel contains 3.19 ACRES of land mainly classified as TWO FAM with a(n) CONVENT'NL Building Built about 1904, Having Primarily WOOD SHING Exterior and SLATE Roof Cover, with 1 Units, 3 Baths, 1 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:				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
104	TWO FAM		1.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									40,590						40,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	492,100	2,300	3.190	531,800	1,026,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 305.42						/Parcel: 186.73	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	104	FV	756,100	2300	3.19	531,800	1,290,200	1,290,200	Year End Roll	9/28/2017
2017	104	FV	726,700	2300	3.19	517,400	1,246,400	1,246,400	Year End Roll	9/29/2016
2016	104	FV	707,500	2300	3.19	517,400	1,227,200	1,227,200	Year End Roll	1/14/2016
2015	104	FV	721,800	2300	3.19	444,600	1,168,700	1,168,700	Year End	10/2/2014
2014	104	FV	716,200	2300	3.19	403,000	1,121,500	1,121,500	Year End Roll	1/23/2014
2013	104	FV	705,000	2300	3.19	392,600	1,099,900	1,099,900	Year End Roll	10/25/2012
2012	104	FV	705,000	2300	3.19	392,600	1,099,900	1,099,900	Year End	1/26/2012
2011	104	FV	714,500	2300	3.19	398,400	1,115,200	1,115,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHRISTENSEN, RON	66305-135		10/30/2015		1325000	No	No			
SASHA CHRISTENS	18158-185		5/26/1987	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/14/2016	6327	MANUAL	5,000	C				Install exterior d
5/5/2010	4443	RENOVATI	15,000	C	7/21/2010			repair & reno exis
9/11/2001	2341	MANUAL	27,000	C	5/10/2003			construct gar on e
9/11/2001	2340	MANUAL	7,000	C	5/10/2003			rep found & rep &
3/29/2001	2192	MANUAL	18,000	C	6/15/2001			expand kitchen 6/1
3/2/2001	2170	MANUAL	5,000	C	6/15/2001			renovate porch an

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/23/2015	MEAS+INSPCTD	618	G BOURGAULT
7/5/2011	PERMIT VISIT	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/1/2002	MEAS/EXT INS	613	M COLE
6/1/2002	MEAS/EXT INS	613	M COLE
3/30/2002	MEAS/EXT INS	615	D VELUTTI
6/15/2001	MEAS/EXT INS	613	M COLE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.18955 Total SF/SM: 138936.80 Parcel LUC: 104 TWO FAM Prime NB Desc RES CAT 2 Total: 531,790 Spl Credit Total: 531,800

### EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	2
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

### GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1904	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:	2 - SOFTWOOD
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									
2	SHED/FR		D	Y	1	500	A	AV	1910			15.00	T		70	104			2,300								

### BATH FEATURES

Full Bath:	3	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:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			17%

### CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.92857146
Const Adj.:	1.04009390
Adj \$ / SQ:	85.956
Other Features:	83250
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	592873
Depreciation:	100788
Depreciated Total:	492085

### COMMENTS

### 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																									

### REMODELING

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

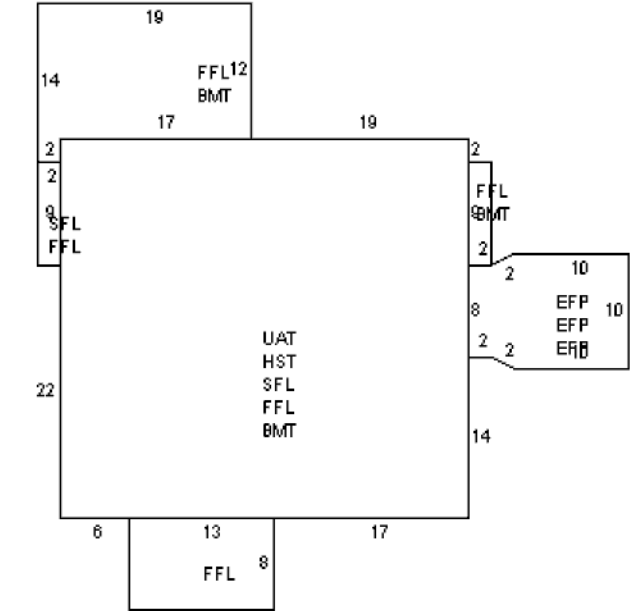
### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### SKETCH



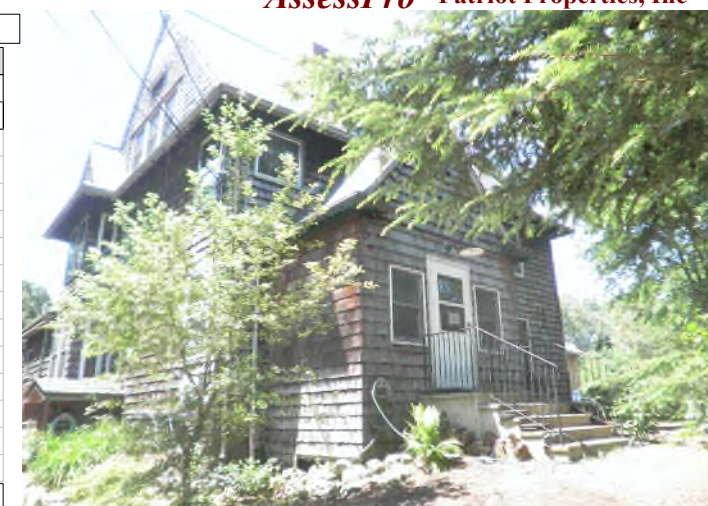
### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,560	85.960	134,092	
BMT	BASEMENT	1,438	21.490	30,901	
SFL	2ND FLOOR	1,206	85.960	103,663	
HST	HALF STORY	594	85.960	51,058	
EFP	ENCL PORCH	402	36.000	14,472	
UAT	UNF ATTIC	178	85.960	15,317	
Net Sketched Area:		5,378	Total:	349,503	
Size Ad	3360	Gross Area	6982	FinArea	3360

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	2,300	Total Special Features:		Total:	2,300
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