

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	ROSE MARGIE JT
Owner 2:	
Owner 3:	
Street 1:	26 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

PREVIOUS OWNER

Owner 1:	ROSE - STUART M
Owner 2:	ROSE - MARGIE JT
Street 1:	26 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

NARRATIVE DESCRIPTION

This Parcel contains 1.947 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.11		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,300						3,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	283,000	2,500	1.947	545,700	831,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.46						/Parcel: 367.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	283,000	2500	1.947	545,700	831,200	831,200	Year End Roll	9/28/2017
2017	101	FV	283,000	2500	1.947	515,300	800,800	800,800	Year End Roll	9/29/2016
2016	101	FV	280,200	2500	1.947	500,100	782,800	782,800	Year End Roll	1/14/2016
2015	101	FV	268,800	2500	1.947	463,300	734,600	734,600	Year End	10/2/2014
2014	101	FV	265,900	2500	1.947	415,300	683,700	683,700	Year End Roll	1/23/2014
2013	101	FV	260,200	2500	1.947	403,300	666,000	666,000	Year End Roll	10/25/2012
2012	101	FV	279,900	2500	1.95	439,800	722,200	722,200	Year End	1/26/2012
2011	101	FV	286,200	2500	1.95	446,900	735,600	735,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSE,STUART M	1502-8		12/21/2016	FAMILY		1	No	No		
ROSE STUART M,	1191-23		7/17/1998	CONVENIENC		1	No	No		
CHERYL N. DYER	1014-43		6/6/1986		430000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2016	6581	ROOF	12,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	D VELUTTI
12/13/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.94655	Total SF/SM:	84791.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	545,700	Spl Credit		Total:	545,700
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### EXTERIOR INFORMATION

Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1966	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:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET 25%
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		1480	A	GD	1966	15.00	T	65	101			2,500			2,500

More: **N**      Total Yard Items: **2,500**      Total Special Features:      Total: **2,500**

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	AV	- Average	27.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>27.9%</b>

### CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.20801520
Const Adj.:	1.01499999
Adj \$ / SQ:	95.639
Other Features:	45000
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	392562
Depreciation:	109525
Depreciated Total:	283037

### COMMENTS

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### 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	1				

### REMODELING

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

### RES BREAKDOWN

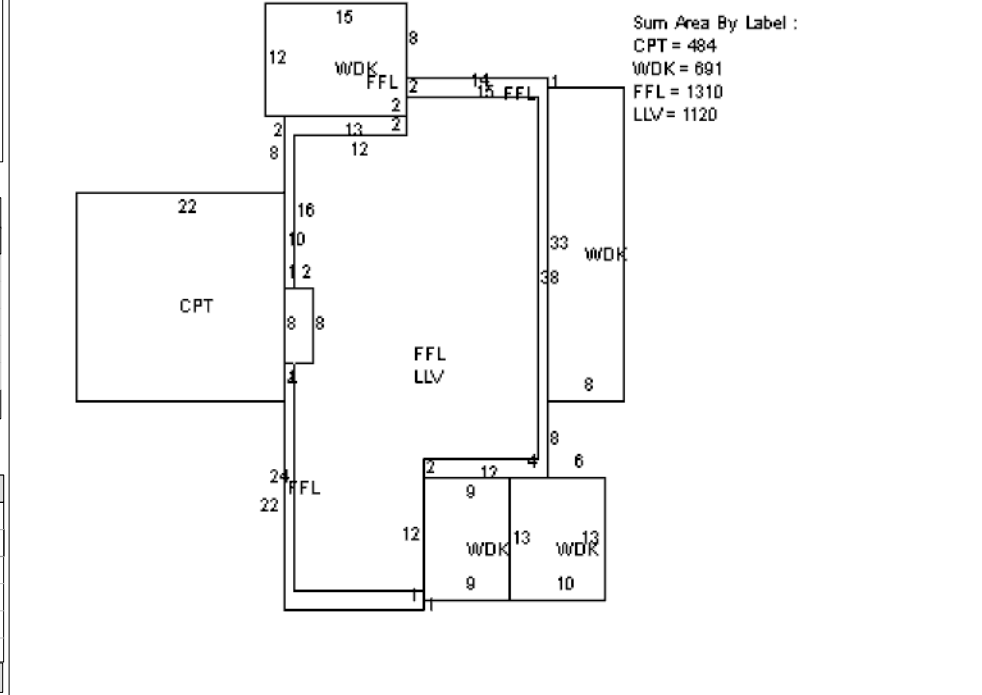
No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	747636.3453
Juris. Factor:	Val/Su Fin:	125.11	
Special Features:	0	Val/Su Net:	78.50
Final Total:	283000	Val/Su SzAd	216.03

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,310	95.640	125,287	
LLV	LOWR LEVEL	1,120	108.790	121,844	
WDK	WOOD DECK	691	16.310	11,272	
CPT	CARPORT	484	22.000	10,648	
Net Sketched Area:		3,605	Total:	269,051	
Size Ad	1310	Gross Area	3605	FinArea	2262

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	0

### IMAGE



**AssessPro** Patriot Properties, Inc

### PARCEL ID

186 24 0