



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUSSELL STEVEN J
Owner 2:	RUSSELL HATHAWAY P
Owner 3:	
Street 1:	32 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

PREVIOUS OWNER

Owner 1:	WHITE GINA R TR -
Owner 2:	WHITE JOHN R TR -
Street 1:	32 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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 Infl	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		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	413,300	40,600	1.850	542,800	996,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 288.51						/Parcel: 288.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	413,300	40600	1.85	542,800	996,700	996,700	Year End Roll	9/28/2017
2017	101	FV	413,300	40600	1.85	512,400	966,300	966,300	Year End Roll	9/29/2016
2016	101	FV	403,000	40600	1.85	497,200	940,800	940,800	Year End Roll	1/14/2016
2015	101	FV	386,300	40600	1.85	460,400	887,300	887,300	Year End	10/2/2014
2014	101	FV	379,500	40600	1.85	412,400	832,500	832,500	Year End Roll	1/23/2014
2013	101	FV	371,200	40600	1.85	400,400	812,200	812,200	Year End Roll	10/25/2012
2012	101	FV	327,200	40600	1.85	435,500	803,300	803,300	Year End	1/26/2012
2011	101	FV	326,800	23400	1.85	442,600	792,800	792,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITE GINA R TR	1401-17		6/17/2011		935000	No	No			
WHITE GINA R,	1268-11		5/13/2003	CONVENIENC	99	No	No			
WHITE, JOHN R.	1163-162		11/7/1996	CONVENIENC	100	No	No			
	680-128		12/19/1962		55500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/25/2017	6897	ROOF	45,512	C				Strip/re-roof dwel
6/3/2013	5431	RENOVATI	100,000	C	5/19/2014			kitchen remodel
5/17/2006	3421	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
5/29/2012	SALES INSP	618	G BOURGAULT
6/30/2007	MEAS/EXT INS	616	D MANZELLO
5/10/1996	MEAS+INSPCTD	606	J SMITH
12/26/1995	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

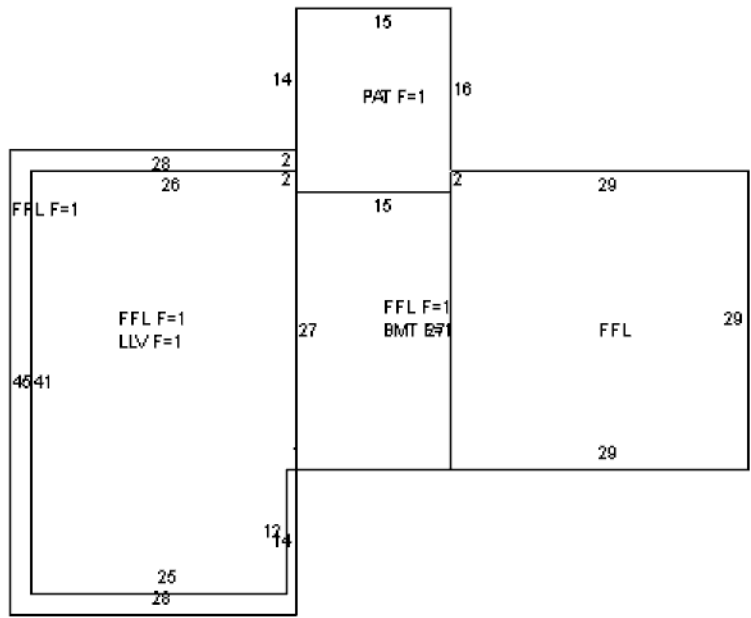
Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	26 - WOOD	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1963	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

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

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:	4	Baths:	2	HB	2				

OTHER FEATURES

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

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T 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:	30
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	20.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.4%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	0.98942536
Const Adj.:	1.02499998
Adj \$ / SQ:	79.105
Other Features:	72863
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	519182
Depreciation:	105913
Depreciated Total:	413269

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 818410.0401
Juris. Factor:		Val/Su Fin:	119.62	
Special Features:	0	Val/Su Net:	97.59	
Final Total:	413300	Val/Su SzAd:	164.92	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,506	79.100	198,236	
LLV	LOWR LEVEL	1,054	92.950	97,967	
BMT	BASEMENT	405	19.780	8,009	
PAT	PATIO	270	7.000	1,890	
Net Sketched Area:		4,235	Total:	306,102	
Size Ad	2506	Gross Area	4235	FinArea	3455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	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
21	STUDIO	D	Y	1	32X26	G	GD	1987	62.50	T	22	101			40,600			40,600

PARCEL ID 186 25 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	40,600	Total Special Features:		Total:	40,600
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