



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARVEY ROY L
Owner 2:	
Owner 3:	
Street 1:	40 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

**PREVIOUS OWNER**

Owner 1:	HARVEY ROY L -
Owner 2:	WOLFF SUSAN -
Street 1:	40 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

**NARRATIVE DESCRIPTION**

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.463		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,778						2,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	308,800	1,400	2.300	545,200	855,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 287.65						/Parcel: 287.65	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	308,800	4900	2.3	545,200	858,900	858,900	Year End Roll	9/28/2017
2017	101	FV	221,400	4900	2.3	514,800	741,100	741,100	Year End Roll	9/29/2016
2016	101	FV	219,200	4900	2.3	499,600	723,700	723,700	Year End Roll	1/14/2016
2015	101	FV	210,600	4900	2.3	462,800	678,300	678,300	Year End	10/2/2014
2014	101	FV	208,400	4900	2.3	414,800	628,100	628,100	Year End Roll	1/23/2014
2013	101	FV	204,100	4900	2.2	402,200	611,200	611,200	Year End Roll	10/25/2012
2012	101	FV	204,100	4900	2.2	442,200	651,200	651,200	Year End	1/26/2012
2011	101	FV	208,400	4900	2.2	449,400	662,700	662,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARVEY ROY L,	1329-144		11/27/2006	DIVORCE/ESTA		1	No	No		
KAHN MARTIN	1106-072		1/15/1993		398000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2017	6704	W/S FLUE	6,000	C				Install wood burni
10/31/2016	6609	ROOF	34,000	C				Strip & re-roof 26
10/13/2016	6590	SOLAR PA	26,500	C	12/9/2016			Install solar pane
10/12/2006	3535	ROOF		C				re-roof rubber roo
10/12/2001	2365	SHED		C	7/6/2002			
4/16/1996	924-96	MANUAL	15,000	C	6/21/1996			RMKITBA
2/27/1993	413	W/S FLUE		C	7/11/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
9/4/2007	MEAS+INSPCTD	100	B MORGAN
7/6/2002	MEAS+INSPCTD	613	M COLE
5/7/1996	MEAS+INSPCTD	606	J SMITH
12/26/1995	ENTRY DENIED	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
6/20/1994	FIELDREV CHG	600	PA
6/1/1987	INSPECTED	601	PAUL MARSH

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

**COMMENTS**

2017 (3) BD RMS IN LLV.

**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:	7	BRs:	4	Baths:	1	HB:	2					

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
Totals	7	4	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL 50%		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		28.2%

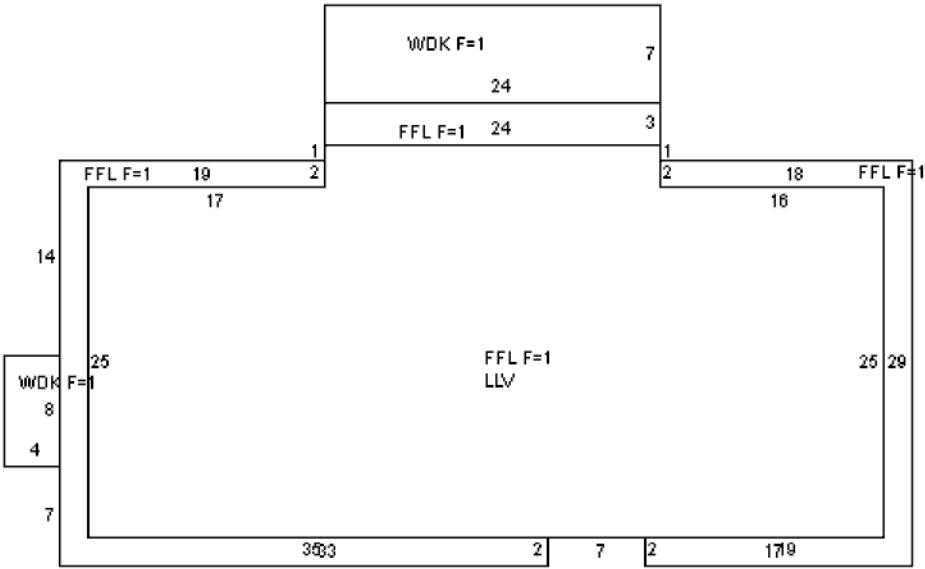
**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.07414913
Const Adj.:	1.00500000
Adj \$ / SQ:	84.203
Other Features:	50041
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	430130
Depreciation:	121297
Depreciated Total:	308833

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	758183.5051
Juris. Factor:		Val/Su Fin:		103.83
Special Features:	0	Val/Su Net:		87.03
Final Total:	308800	Val/Su SzAd:		166.83

**SKETCH**



**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	64	A	PR	1965	15.00	T	85	101			100			100
2	SHED/FR	D	Y	1	120	A	AV	2002	15.00	T	30	101			1,300			1,300

**PARCEL ID**

190	19	0	
Appr Value	JCod	JFact	Juris. Value
100			100
1,300			1,300

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,851	84.200	155,859	
LLV	LOWR LEVEL	1,497	89.470	133,929	
WDK	WOOD DECK	200	21.380	4,275	
Net Sketched Area:	3,548	Total:	294,063		
Size Ad	1851	Gross Area	3548	FinArea	2974

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	

**IMAGE**



*AssessPro* Patriot Properties, Inc

More: N Total Yard Items: 1,400 Total Special Features: Total: 1,400