



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	GRECO JR JOHN L
Owner 2:	GRECO SUZANNE M
Owner 3:	
Street 1:	8 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	CAVALLARO PETER TR -
Owner 2:	CAVALLARO ELIZABETH A -
Street 1:	8 SMITH HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

NARRATIVE DESCRIPTION

This Parcel contains 2.567 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT 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:						
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 Influ	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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,380						4,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	
101	496,800		1.837	646,400	1,143,200	Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.	
132		5,800	0.730	4,400	10,200		
Total Card	496,800	5,800	2.567	650,800	1,153,400	Entered Lot Size	
Total Parcel	496,800	5,800	2.567	650,800	1,153,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		221.94	/Parcel:	221.94	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	496,800	5800	2.567	650,800	1,153,400	1,153,400	Year End Roll	9/28/2017
2017	101	FV	482,900	5800	2.567	644,400	1,133,100	1,133,100	Year End Roll	9/29/2016
2016	101	FV	473,600	5800	2.567	626,000	1,105,400	1,105,400	Year End Roll	1/14/2016
2015	101	FV	469,000	5800	2.567	579,600	1,054,400	1,054,400	Year End	10/2/2014
2014	101	FV	436,700	5800	2.567	540,400	982,900	982,900	Year End Roll	1/23/2014
2013	101	FV	427,400	5800	2.567	524,400	957,600	957,600	Year End Roll	10/25/2012
2012	101	FV	528,200	5800	2.57	491,300	1,025,300	1,025,300	Year End	1/26/2012
2011	101	FV	557,400	5800	2.57	507,700	1,070,900	1,070,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAVALLARO PETER	57162-166		7/19/2011		921800	No	No			
BUSA, FRANK J.	20185-260		11/7/1989		300000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/10/2014	5896	MANUAL	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2012	SALES INSP	618	G BOURGAULT
10/26/2009	MEAS+INSPCTD	25	D ERSKINE
11/20/2004	M&L EXTERIOR	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.56655	Total SF/SM:	111798.92	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,780	Spl Credit	Total:	650,800
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EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	%		
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1983	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	40%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
12	POOL I-G	D	Y	1	14X29	A	AV	1984	22.00	T	60	132			3,600			3,600
50	GAZEBO	D	Y	1	102	A	AV	1984	25.00	T	37.5	132			1,600			1,600
2	SHED/FR	D	Y	1	8X12	A	AV	1984	15.00	T	60	132			600			600

More:	N	Total Yard Items:	5,800	Total Special Features:		Total:	5,800
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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:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	21%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.88111889
Const Adj.:	1.01199996
Adj \$ / SQ:	78.469
Other Features:	59819
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	628805
Depreciation:	132049
Depreciated Total:	496756

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	RM:	10	BR:	4
	Baths:	3	HB:	1

REMODELING

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

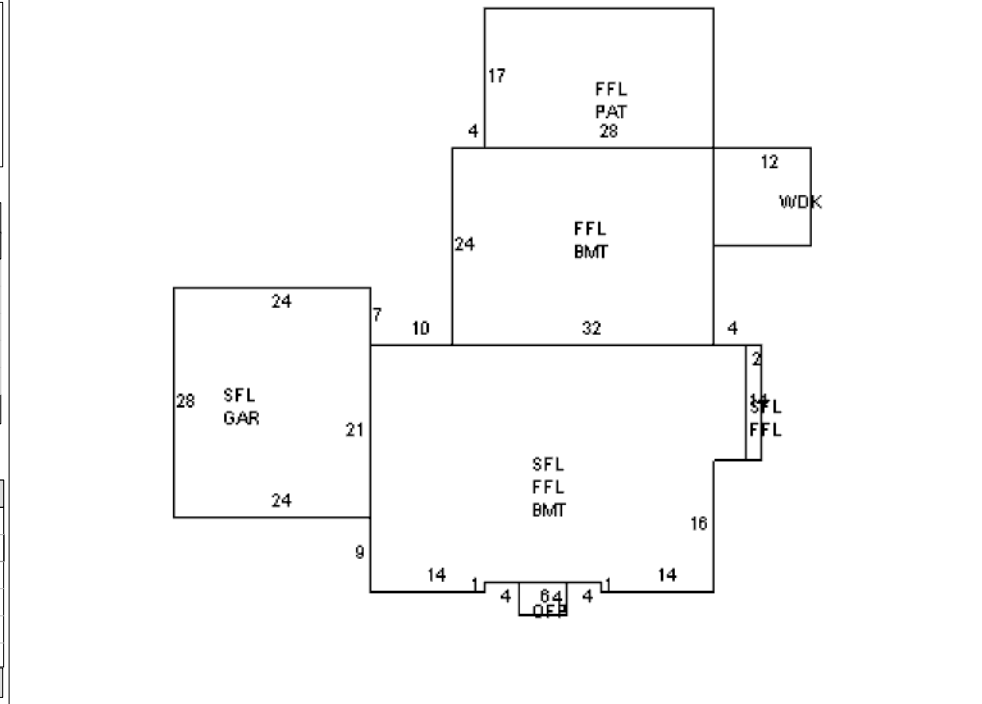
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1111139.024
Juris. Factor:		Val/Su Fin:	95.59	
Special Features:	0	Val/Su Net:	62.40	
Final Total:	496800	Val/Su SzAd	108.57	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,574	78.470	201,979	
BMT	BASEMENT	2,070	25.500	52,790	
SFL	2ND FLOOR	2,002	78.470	157,095	
GAR	GARAGE	672	36.000	24,192	
PAT	PATIO	476	7.000	3,332	
WDK	WOOD DECK	144	24.150	3,477	
OPF	OPEN PORCH	24	15.000	360	
	Net Sketched Area:	7,962	Total:	443,225	
Size Ad	4576	Gross Area	7962	FinArea	5197

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE



PARCEL ID

112 24 0