



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG KAI		
Owner 2:			
Owner 3:			
Street 1:	6 SMITH HL		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-1310		Type:

PREVIOUS OWNER

Owner 1:	SHAN - XIAOWEN		
Owner 2:	XU - QIONG		
Street 1:	6 SMITH HL		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-1310		

NARRATIVE DESCRIPTION

This Parcel contains 2.447 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.61		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									3,660						3,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	474,700		1.837	646,400	1,121,100	Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.
132			0.610	3,700	3,700	
Total Card	474,700		2.447	650,100	1,124,800	Entered Lot Size
Total Parcel	474,700		2.447	650,100	1,124,800	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 223.23		/Parcel: 223.23			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	563,700	0	2.447	650,100	1,213,800	1,213,800	Year End Roll	9/28/2017
2017	101	FV	511,200	0	2.447	643,700	1,154,900	1,154,900	Year End Roll	9/29/2016
2016	101	FV	499,300	0	2.447	625,300	1,124,600	1,124,600	Year End Roll	1/14/2016
2015	101	FV	485,900	0	2.447	578,900	1,064,800	1,064,800	Year End	10/2/2014
2014	101	FV	450,400	0	2.447	539,700	990,100	990,100	Year End Roll	1/23/2014
2013	101	FV	441,500	0	2.447	523,700	965,200	965,200	Year End Roll	10/25/2012
2012	101	FV	442,200	0	2.45	480,700	922,900	922,900	Year End	1/26/2012
2011	101	FV	451,100	0	2.45	496,800	947,900	947,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHAN,XIAOWEN	70239-393		11/15/2017		1070000	No	No			
LEE MIKE M,	48171-255		9/15/2006		1075000	No	No			
ONG, ROBIN Y.	25620-119		8/31/1995		570000	No	No			
MEI-SUNG CHANG	18951-418		3/30/1988		600000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/28/2016	6489	RENOVATI	187,000	C	2/7/2017			Interior repairs d
10/27/2010	4589	RENOVATI	8,875	C	6/18/2012			replace front entr
3/18/2009	4135	ROOF		C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2012	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS+INSPCTD	616	D MANZELLO
2/10/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	2.44655	Total SF/SM:	106571.71	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,060	Spl Credit		Total:	650,100
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EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, 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

Table with general info: Grade: B- - GOOD (-), Year Blt: 1983, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: 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: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

BATH FEATURES

Table with 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: 3, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 21.% , Functional: , % , Economic: , % , Special: , % , Override: , % , Total: 21.%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.91129029, Const Adj.: 1.01199996, Adj \$ / SQ: 83.923, Other Features: 71014, Grade Factor: 1.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 600829, Depreciation: 126174, Depreciated Total: 474655

COMMENTS

BMT-2BDRMS OFFICE FULL FULL BATH 1 OTHER RM 9X10 CATH. FIG IN BASE .

RESIDENTIAL GRID

Table with 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: 8, BRs: 4, Baths: 3, HB 1

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

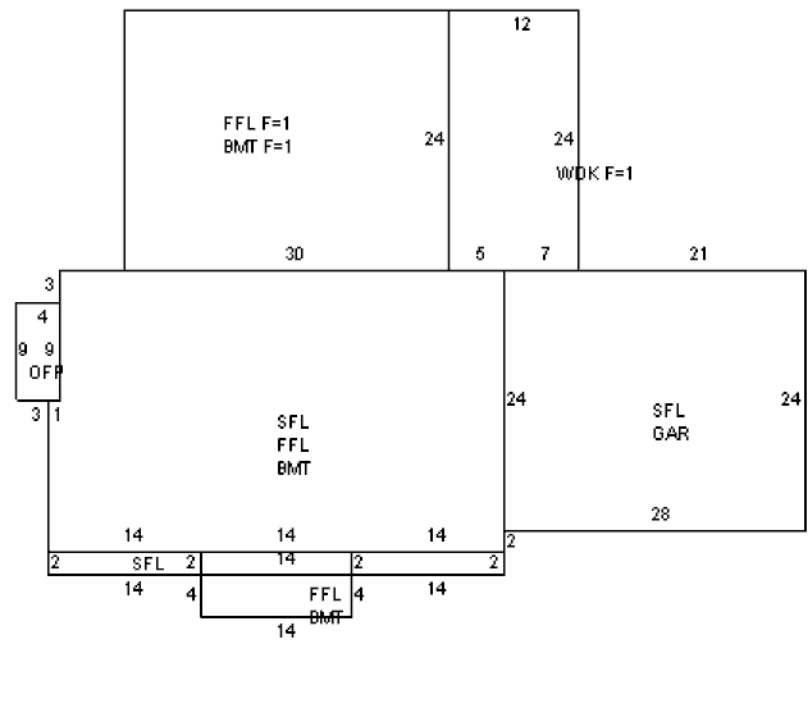
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 8, 4, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 537500.0000, Juris. Factor: , Val/Su Fin: 94.21, Special Features: 0, Val/Su Net: 71.92, Final Total: 474700, Val/Su SzAd: 127.61

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,600, Total: 409,650, Size Ad: 3720, Gross Area: 6600, FinArea: 5039

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 RRM 70 A 0

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 112 25 0

IMAGE



AssessPro Patriot Properties, Inc

Summary table: More: N, Total Yard Items: , Total Special Features: , Total: .