



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		MILL ST, LINCOLN

**OWNERSHIP**

Owner 1:	ZHANG FAMILY RETREAT CENTER LL
Owner 2:	
Owner 3:	
Street 1:	200 LINCOLN ST
Street 2:	SUITE 402
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02111 Type:

**PREVIOUS OWNER**

Owner 1:	BRADLEY - GUY A
Owner 2:	-
Street 1:	PO BOX 294
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0294

**NARRATIVE DESCRIPTION**

This Parcel contains 12.62 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1925, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 16 Rooms, and 5 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		8.843		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									265,290						265,300	
101	ONE FAM		1.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									11,640						11,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,248,800	24,200	12.620	819,300	2,092,300		0
							GIS Ref
							GIS Ref
Total Card	1,248,800	24,200	12.620	819,300	2,092,300	Entered Lot Size	
Total Parcel	1,741,000	24,200	12.620	819,300	2,584,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		212.86	/Parcel:	201.91	Insp Date
						Land Unit Type:	07/30/15

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,741,000	24200	12.62	819,300	2,584,500	2,584,500	Year End Roll	9/28/2017
2017	101	FV	1,568,900	24200	12.62	788,900	2,382,000	2,382,000	Year End Roll	9/29/2016
2016	101	FV	1,530,700	24200	12.62	773,700	2,328,600	2,328,600	Year End Roll	1/14/2016
2015	101	FV	2,492,100	24200	12.62	736,900	3,253,200	3,253,200	Year End	10/2/2014
2014	101	FV	2,406,500	24200	12.62	688,900	3,119,600	3,119,600	Year End Roll	1/23/2014
2013	101	FV	2,355,200	24200	12.62	676,900	3,056,300	3,056,300	Year End Roll	10/25/2012
2012	101	FV	2,515,500	24200	12.62	716,900	3,256,600	3,256,600	Year End	1/26/2012
2011	101	FV	2,687,200	24200	12.62	724,100	3,435,500	3,435,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRADLEY, GUY A	63475-429		4/10/2014		1900000	No	No			
PETTIGREW O BRI	28595-577		5/19/1998		1720000	No	No			
PETTIGREW, O BR	24347-292		3/11/1994	FAMILY	0	No	No			
MYER, C. RANDOL	15915-323		12/10/1984		123500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/1/1999	1837	MANUAL	800,000	C	6/15/2002			exercise room, ind
10/15/1999	1827	ADDITION	64,000	C	6/26/2000			foundation only 6/
5/21/1996	952-96	RENO-GAR	50,000	C	6/7/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/30/2015	MEAS+INSPCTD	618	G BOURGAULT
10/16/2009	MEAS/EXT INS	25	D ERSKINE
6/15/2002	MEAS/EXT INS	613	M COLE
6/5/2001	MEAS+INSPCTD	615	D VELUTTI
6/26/2000	MEAS+INSPCTD	611	P MULHERN
6/8/1998	MEAS+INSPCTD	600	PA
6/7/1997	MEAS+INSPCTD	602	D TUCKER
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	10	- ECLECTIC
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A	- VERY GOOD
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
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:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**BATH FEATURES**

Full Bath:	6	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	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:	

**COMMENTS**

New 6 bed septic 1997 approved (not const as of 1/1/98). Wdk s & fl squared in sketch..

**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	16	BR	5	Bath	6	HB	1

**REMODELING**

Exterior:	2001
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1984

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	16	5	
Totals			
1	16	5	

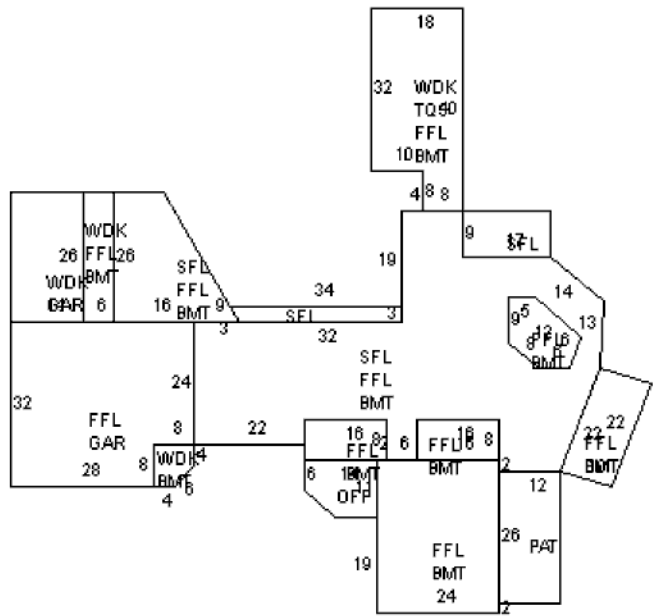
**CALC SUMMARY**

Basic \$ / SQ:	76.00
Size Adj.:	0.81423295
Const Adj.:	1.00979996
Adj \$ / SQ:	62.488
Other Features:	94206
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1892125
Depreciation:	643323
Depreciated Total:	1248803

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:		127.05	
Special Features:	0	Val/Su Net:		72.00	
Final Total:	1248800	Val/Su SzAd		133.69	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	5,916	62.490	369,680	
BMT	BASEMENT	4,884	17.970	87,743	
SFL	2ND FLOOR	2,945	62.490	184,028	
GAR	GARAGE	1,452	36.000	52,272	
WDK	WOOD DECK	1,216	15.420	18,753	
TQS	3/4 STORY	480	62.490	29,994	
PAT	PATIO	312	7.000	2,184	
OFF	OPEN PORCH	139	15.000	2,085	
Net Sketched Area:		17,344	Total:	746,739	
Size Ad	9341	Gross Area	17504	FinArea	9829

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	10	A	

**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
95	SAUNA	D	Y	1	8X10	V	AV	2001	165.00	T	30	101			9,200			9,200
12	POOL I-G	D	Y	1	18X36	V	AV	2001	33.00	T	30	101			15,000			15,000

**IMAGE**

*AssessPro* Patriot Properties, Inc

