



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GENOVESE JOSEPH C
Owner 2:	GENOVESE LINDA J
Owner 3:	
Street 1:	27 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1705 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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		
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		0.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									16,890						16,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	528,100		2.400	559,300	1,087,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 259.40						/Parcel: 259.40	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	528,100	0	2.4	559,300	1,087,400	1,087,400	Year End Roll	9/28/2017
2017	101	FV	515,100	0	2.4	528,900	1,044,000	1,044,000	Year End Roll	9/29/2016
2016	101	FV	499,100	0	2.4	513,700	1,012,800	1,012,800	Year End Roll	1/14/2016
2015	101	FV	494,800	0	2.4	476,900	971,700	971,700	Year End	10/2/2014
2014	101	FV	464,900	0	2.4	428,900	893,800	893,800	Year End Roll	1/23/2014
2013	101	FV	456,300	0	2.4	416,900	873,200	873,200	Year End Roll	10/25/2012
2012	101	FV	464,900	0	2.75	467,400	932,300	932,300	Year End	1/26/2012
2011	101	FV	473,400	0	2.75	474,600	948,000	948,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA CONSTRU	25664-334		9/18/1995		645000	No	No			EXTRA DEED PARCEL X
PANETTA, FRANK	25485-249		7/14/1995	CONVENIENC	53000	No	No			
EST NEWTON NELS	23387-389		7/2/1993	SUBSEQUENT S	1500	Yes	No			PARCEL X
DOMENICHELLO DO	23387-386		7/2/1993	CHANGE IN US	50000	Yes	No			SITE WORK/BUYERS EXP

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/4/2006	3581	ADDITION	104,000	C	5/23/2007			build 3 season por
11/14/1994	609-94	NEW HOME	135,500	C	8/29/1995			
6/30/1993	278	NEW HOME	117,000	C	8/29/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2018	INFO AT DOOR	622	K Cuoco
4/30/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	B MORGAN
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
5/23/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
12/7/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

**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:	

**BATH FEATURES**

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

**COMMENTS**

INCL.PARCEL X(655 SF.) ACC TO MILL ST/BK  
23387 P 389 PLAN 7-2-93 #444-REC'D .02 AC  
FROM TOWN 18-6.

**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:	8	BR:	4	Baths:	2	HB	1			

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**GENERAL INFORMATION**

Grade:	B - GOOD
Year Blt:	1995 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:	4 - CARPET
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	2
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: Yes
% Com Wal:	0 % Sprinkled 0

**DEPRECIATION**

Phys Cond:	AV - Average	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.94047618
Const Adj.:	1.00000000
Adj \$ / SQ:	82.762
Other Features:	110606
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	616973
Depreciation:	88844
Depreciated Total:	528129

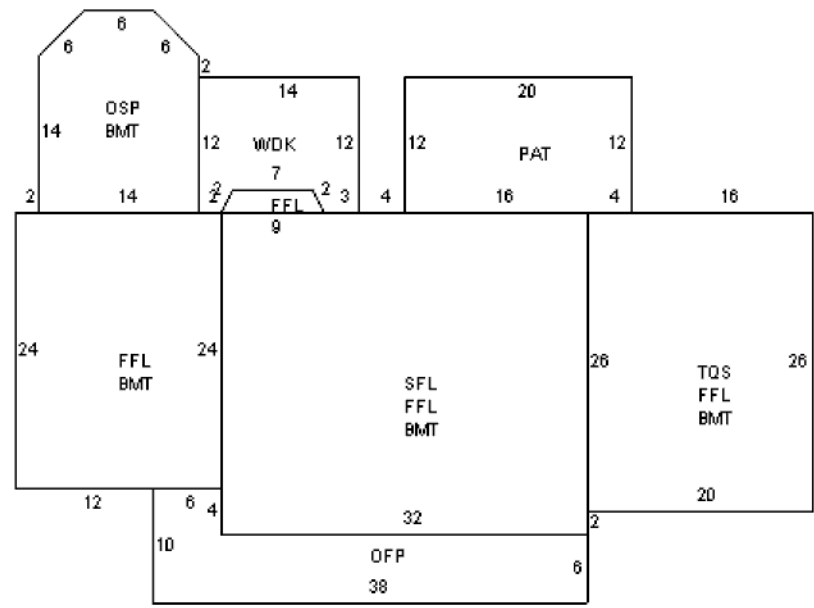
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,084	31.040	64,678	
FFL	1ST FLOOR	1,864	82.760	154,268	
SFL	2ND FLOOR	896	82.760	74,155	
TQS	3/4 STORY	390	82.760	32,277	
OPF	OPEN PORCH	252	15.000	3,780	
PAT	PATIO	240	7.000	1,680	
OSP	SCRN PORCH	236	22.500	5,310	
WDK	WOOD DECK	152	23.630	3,591	
Net Sketched Area:		6,114	Total:	339,739	
Size Ad	3150	Gross Area	6244	FinArea	4192

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

**IMAGE**

*AssessPro* Patriot Properties, Inc



**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** 117 21 0

More:	N
Total Yard Items:	
Total Special Features:	
Total:	