



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEE YOUNG HO
Owner 2:	
Owner 3:	
Street 1:	31 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	YOUNG INVESTMENTS LLC -
Owner 2:	-
Street 1:	31 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									11,190						11,200	
101	ONE FAM		0.49		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,940						2,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,369,600	4,600	2.700	556,500	1,930,700		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		361.15	/Parcel:	361.15	Insp Date
						Land Unit Type:	07/28/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,369,600	4600	2.7	556,500	1,930,700	1,930,700	Year End Roll	9/28/2017
2017	101	FV	1,195,100	4600	2.7	526,100	1,725,800	1,725,800	Year End Roll	9/29/2016
2016	101	FV	1,145,400	4600	2.7	510,900	1,660,900	1,660,900	Year End Roll	1/14/2016
2015	101	FV	1,104,200	0	2.7	474,100	1,578,300	1,578,300	Year End	10/2/2014
2014	101	FV	1,094,000	0	2.7	426,100	1,520,100	1,520,100	Year End Roll	1/23/2014
2013	101	FV	1,073,400	0	2.65	412,600	1,486,000	1,486,000	Year End Roll	10/25/2012
2012	101	FV	1,073,400	0	2.65	452,600	1,526,000	1,526,000	Year End	1/26/2012
2011	101	FV	1,104,200	0	2.65	459,800	1,564,000	1,564,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YOUNG INVESTMEN	63382-291		3/18/2014	INTRA-CORP		1	No	No		
SUH LAWON,	51696-570		9/18/2008	FAMILY	561000	No	No			
HORGAN MAUREEN	43316-117		7/19/2004		600000	No	No			
TONRY JOHN L,	35619-191		6/5/2002	CONVENIENC		0	No	No		
DOMENICHELLA FR	22175-68		6/30/1992		261500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2014	5820	SOLAR PA	21,000	C				Install roof mount
4/15/2014	5712	SHED		C	6/8/2015			Install prefabrica
8/28/2013	5535	TEMPORAR		C				tent 9/1 to 9/2
7/10/2008	3993	DEMOLITI		C				existing house
7/10/2008	3992	NEW HOME	400,000	C	7/28/2010			85% complete
5/10/1995	705-95	SHED	650	C	8/17/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/8/2015	PERMIT VISIT	619	DH
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE
4/19/2005	MEAS/EXT INS	600	PA
2/13/1996	MEAS+INSPCTD	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
7/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

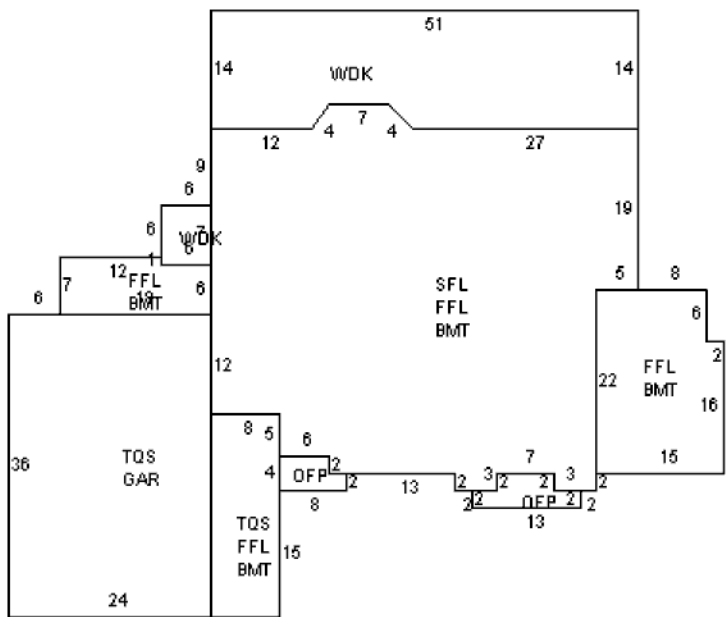
Type:	22	-	CONVENT'NL	
Sty Ht:	2	-	2	
(Liv) Units:	1	Total:	1	
Foundation:	1	-	CONCRETE	
Frame:	1	-	WOOD	
Prime Wall:	2	-	CLAPBOARD	
Sec Wall:	16	-	STONE VE	10%
Roof Struct:	2	-	HIP	
Roof Cover:	1	-	ASPHALT	
Color:				
View / Desir:				

**BATH FEATURES**

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

**COMMENTS**

.13AC INCL PARCEL 20 3 2

**SKETCH****GENERAL INFORMATION**

Grade:	A	-	VERY GOOD
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**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:	10	BRs:	5	Baths:	5	HB	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:		%	
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:		%	
Bsmnt Flr:		%	
Bsmnt Gar:		%	

**DEPRECIATION**

Phys Cond:	AV	-	Average	3.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				3%

**CALC SUMMARY**

Basic \$ / SQ:	89.00
Size Adj.:	0.86223346
Const Adj.:	1.02611995
Adj \$ / SQ:	78.743
Other Features:	111621
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1411944
Depreciation:	42358
Depreciated Total:	1369586

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 665217.3195
Juris. Factor:		Val/Su Fin:	256.19	
Special Features:	0	Val/Su Net:	142.70	
Final Total:	1369600	Val/Su SzAd:	256.19	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,592	19.690	51,026
FFL	1ST FLOOR	2,592	78.740	204,102
SFL	2ND FLOOR	1,962	78.740	154,494
GAR	GARAGE	864	36.000	31,104
TQS	3/4 STORY	792	78.740	62,365
WDK	WOOD DECK	728	16.210	11,799
OFF	OPEN PORCH	68	15.000	1,020
Net Sketched Area:		9,598	Total:	515,910
Size Ad	5346	Gross Area	9862	FinArea 5346

**SUB AREA DETAIL**

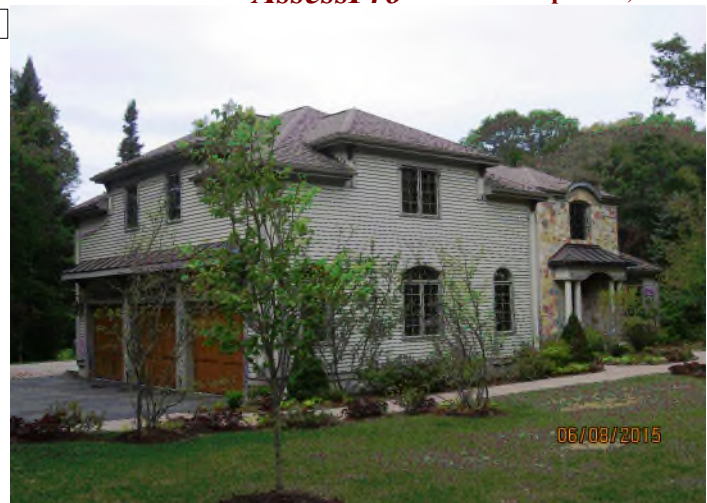
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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
42	PLTY HS	D	Y	1	12X12	A	AV	2014	12.00	T	0	101			1,700			1,700
19	PATIO	D	Y	1	22X22	A	AV	2008	7.00	T	15	101			2,900			2,900

**PARCEL ID** 117 20 0**IMAGE**

AssessPro Patriot Properties, Inc



06/08/2015

More:	N	Total Yard Items:	4,600	Total Special Features:		Total:	4,600
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