



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HORSES CROSSING, LINCOLN

OWNERSHIP

Owner 1:	CHURCHILL WILLIAM E
Owner 2:	
Owner 3:	
Street 1:	6 HORSES CROSSING
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BURKE JR TR - WALTER J
Owner 2:	-
Street 1:	PO BOX 0171
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0171

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1861, Having Primarily STUCCO 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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	4.54	0.700	R1			LOCATIO	-30					254,240						254,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	214,800	35,900	1.837	254,200	504,900
Total Card		214,800	35,900	1.837	504,900
Total Parcel		333,700	35,900	1.837	623,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 217.78		/Parcel: 178.11	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
07/14/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	333,700	35900	1.837	254,200	623,800	623,800	Year End Roll	9/28/2017
2017	101	FV	81,800	2200	1.837	254,200	338,200	338,200	Year End Roll	9/29/2016
2016	101	FV	80,200	2200	1.837	247,000	329,400	329,400	Year End Roll	1/14/2016
2015	101	FV	149,900	2200	1.837	196,000	348,100	348,100	Year End	10/2/2014
2014	101	FV	184,700	2200	1.837	215,000	401,900	401,900	Year End Roll	1/23/2014
2013	101	FV	180,800	2200	1.837	264,000	447,000	447,000	Year End Roll	10/25/2012
2012	101	FV	183,400	2200	1.837	240,000	425,600	425,600	Year End	1/26/2012
2011	101	FV	220,900	2200	1.84	205,300	428,400	428,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURKE JR TR,WAL	63372-300		3/14/2014		335000	No	No			
WALTER J. BURKE	20461-451		3/30/1990	OTHER	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/16/2015	6057	GARAGE	45,000	C	5/23/2017			Construct 2 car de
4/16/2015	6056	RENOVATI	275,000	C	5/23/2017			Relocate single fa
8/27/2014	5877	ROOF	7,500	C				
6/30/2014	5805	REMOVE	10,000	C	6/17/2015			Remove stucco sidi
10/5/2009	4290	REMOVE	3,500	C	7/14/2011			remove existing po

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	PERMIT VISIT	618	G BOURGAULT
6/17/2015	PERMIT VISIT	619	DH
7/14/2011	MEAS/EXT INS	25	D ERSKINE
9/18/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	D VELUTTI
1/15/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1861	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:	T	- TYPICAL	
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:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
3	GARAGE		D	Y	1	996	A	AV	2016	36.00	T	0	101		35,900			35,900

More: N	Total Yard Items:	35,900	Total Special Features:		Total:	35,900
---------	-------------------	--------	-------------------------	--	--------	--------

BATH FEATURES

Full Bath:	2	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:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	26%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.04761910
Const Adj.:	0.99970198
Adj \$ / SQ:	92.163
Other Features:	44500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	290306
Depreciation:	75480
Depreciated Total:	214826

COMMENTS

FORMERLY 78 CAMBRIDGE TPK.

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:	2	HB	1			

REMODELING

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

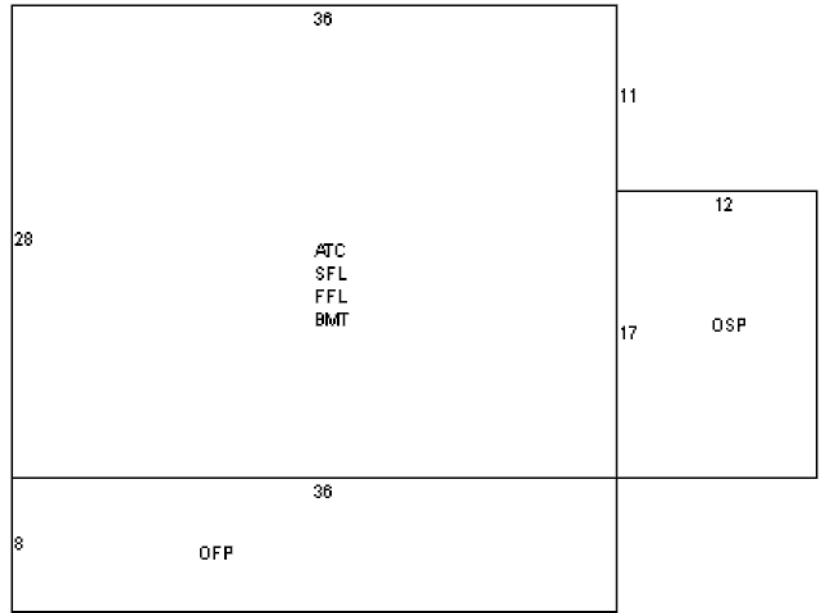
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	245706.6455
Juris. Factor:		Val/Su Fin:		92.67	
Special Features:	0	Val/Su Net:		56.26	
Final Total:	214800	Val/Su SzAd		106.55	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,008	23.040	23,225	
FFL	1ST FLOOR	1,008	92.160	92,900	
SFL	2ND FLOOR	1,008	92.160	92,900	
ATC	ATTIC	302	92.160	27,870	
OFP	OPEN PORCH	288	15.000	4,320	
OSP	SCRN PORCH	204	22.500	4,590	
Net Sketched Area:		3,818	Total:	245,805	
Size Ad	2016	Gross Area	4524	FinArea	2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc