



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MILL STREET EX, LINCOLN

OWNERSHIP

Owner 1:	DAMICO RALPH P
Owner 2:	DAMICO ELVIRA
Owner 3:	
Street 1:	33 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-1705 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		1.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,290						34,300	
101	ONE FAM		0.42		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,520						2,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	83,000		3.400	579,200	662,200		
Total Card		83,000	3.400	579,200	662,200	Entered Lot Size	
Total Parcel		83,000	3.400	579,200	662,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 771.79		/Parcel: 771.79		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	83,000	0	3.4	579,200	662,200	662,200	Year End Roll	9/28/2017
2017	101	FV	81,300	0	3.4	548,800	630,100	630,100	Year End Roll	9/29/2016
2016	101	FV	81,300	0	3.4	533,600	614,900	614,900	Year End Roll	1/14/2016
2015	101	FV	77,900	0	3.4	496,800	574,700	574,700	Year End	10/2/2014
2014	101	FV	77,000	0	3.4	448,800	525,800	525,800	Year End Roll	1/23/2014
2013	101	FV	75,300	0	3.42	437,400	512,700	512,700	Year End Roll	10/25/2012
2012	101	FV	75,300	0	3.42	477,400	552,700	552,700	Year End	1/26/2012
2011	101	FV	77,000	0	3.42	484,600	561,600	561,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOUISE DAMICO	17545-602		11/3/1986	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
6/1/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.39955	Total SF/SM:	148084.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	579,210	SpI Credit		Total:	579,200
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1A - 1A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1930	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:	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:	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

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.44930077
Const Adj.:	1.00979996
Adj \$ / SQ:	115.617
Other Features:	24500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	125712
Depreciation:	42742
Depreciated Total:	82970

COMMENTS

Affidavit recorded 12/23/08 bk 52004pg 189.

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:	5	BR:	2	Baths:	1	HB	

REMODELING

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

RES BREAKDOWN

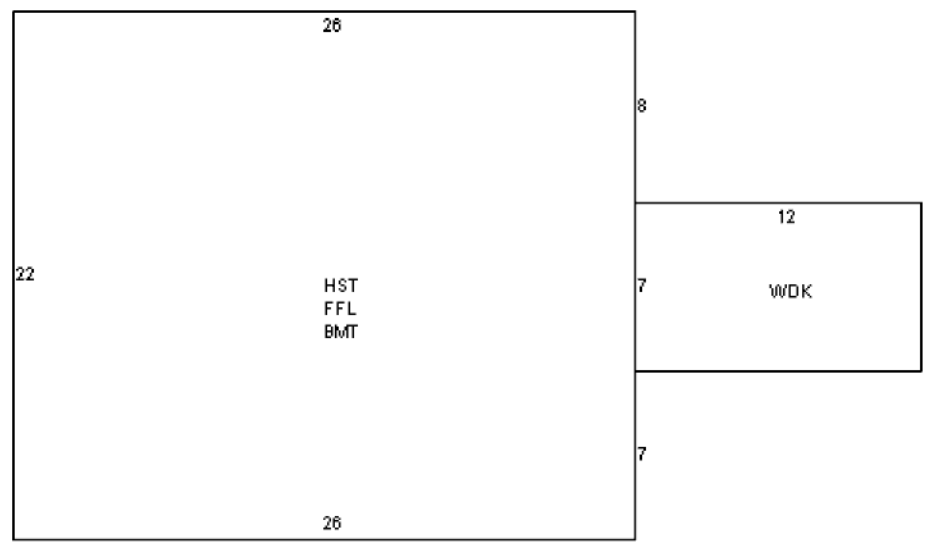
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	Val/Su Fin:	96.74	
Special Features:	0	Val/Su Net:	54.82
Final Total:	83000	Val/Su SzAd:	96.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	572	28.900	16,533	
FFL	1ST FLOOR	572	115.620	66,133	
HST	HALF STORY	286	115.620	33,066	
WDK	WOOD DECK	84	31.210	2,622	
Net Sketched Area:		1,514	Total:	118,354	
Size Ad	858	Gross Area	1800	FinArea	858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 117 9 0