



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CANAAN DR, LINCOLN

OWNERSHIP

Owner 1:	BRIEDIS TR JOHN
Owner 2:	BRIEDIS TR IRENE
Owner 3:	IVY REALTY TRUST
Street 1:	27 CANAAN DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 11.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1941, Having Primarily BRICK VENTR Exterior and MEMBRANE Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		6.633		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									198,990						199,000	
101	ONE FAM		2.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									16,380						16,400	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	826,000	16,500	11.200	1,110,600	1,953,100	1/8 interest in common land parcels 44-4-0 and 44-4-6
Total Card		826,000	16,500	11,200	1,110,600	1,953,100
Total Parcel		826,000	16,500	11,200	1,110,600	1,953,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		302.84	/Parcel:	302.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	826,000	16500	11.2	1,110,600	1,953,100	1,953,100	Year End Roll	9/28/2017
2017	101	FV	775,600	16500	11.2	1,110,600	1,902,700	1,902,700	Year End Roll	9/29/2016
2016	101	FV	759,800	16500	11.2	1,084,200	1,860,500	1,860,500	Year End Roll	1/14/2016
2015	101	FV	739,400	16500	11.2	1,020,200	1,776,100	1,776,100	Year End	10/2/2014
2014	101	FV	689,400	16500	11.2	1,007,400	1,713,300	1,713,300	Year End Roll	1/23/2014
2013	101	FV	675,700	16500	11.27	983,800	1,676,000	1,676,000	Year End Roll	10/25/2012
2012	101	FV	675,700	16500	11.27	1,175,800	1,868,000	1,868,000	Year End	1/26/2012
2011	101	FV	689,400	16500	11.27	1,283,000	1,988,900	1,988,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRIEDIS JOHN/IR	23705-22		9/28/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/24/2010	4470	TEMPORAR		C				Tent 6/3 to 6/7
11/12/2003	2814	ROOF		C				garage
10/16/2001	2367	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS+INSPCTD	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	609	T MULHERN
11/6/1995	MEAS+INSPCTD	607	D KEARLY
11/6/1995	MEAS+INSPCTD	607	D KEARLY
11/6/1995	MEAS+INSPCTD	607	D KEARLY
1/7/1994	INSPECTED	600	PA
1/24/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2 - 2, (Liv) Units: 2, Total: 2, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: %, Roof Struct: 4 - FLAT, Roof Cover: 11 - MEMBRANE, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 3, 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

COMMENTS

SEC 14 ACC APT 1200SF 3 BEDS, LVRM, KIT, BATH.

RESIDENTIAL GRID

Table with 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: 6, Baths: 3, HB: 1

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: 1, Rating: AVERAGE, Frpl: 5, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1941, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

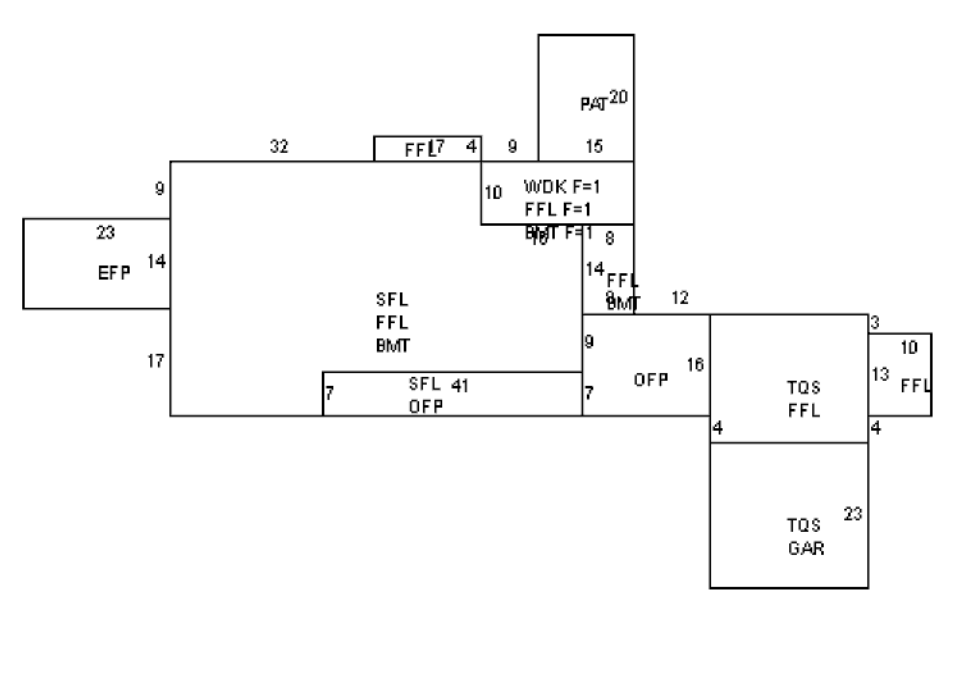
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: 1994, Kitchen: 1995, Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 6

SKETCH



INTERIOR INFORMATION

Table with interior info: 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: , Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 33.%, Functional: %, Economic: %, Special: %, Override: , Total: 33.6%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.84303409, Const Adj.: 1.00727534, Adj \$ / SQ: 77.274, Other Features: 96000, Grade Factor: 1.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1243973, Depreciation: 417975, Depreciated Total: 825998

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 128.08, Special Features: 0, Val/Su Net: 75.10, Final Total: 826000, Val/Su SzAd: 128.08

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 10,998, Total: 595,095, Size Ad: 6449.25, Gross Area: 11267, FinArea: 6449

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

135 9 0

Summary table: More: N, Total Yard Items: 16,500, Total Special Features: , Total: 16,500

IMAGE

AssessPro Patriot Properties, Inc

