



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BLUEBERRY LN, LINCOLN

OWNERSHIP

Owner 1:	BISHOP SARAH R
Owner 2:	
Owner 3:	
Street 1:	6 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

Owner 1:	BISHOP ROBERT C -
Owner 2:	BISHOP SARAH R -
Street 1:	6 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2210

NARRATIVE DESCRIPTION

This Parcel contains 2.087 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru	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		0.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,500						1,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	558,100	1,000	2.087	543,900	1,103,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 271.74						/Parcel: 271.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	558,100	1000	2.087	543,900	1,103,000	1,103,000	Year End Roll	9/28/2017
2017	101	FV	543,500	1000	2.087	513,500	1,058,000	1,058,000	Year End Roll	9/29/2016
2016	101	FV	523,400	1000	2.087	498,300	1,022,700	1,022,700	Year End Roll	1/14/2016
2015	101	FV	518,600	1000	2.087	461,500	981,100	981,100	Year End	10/2/2014
2014	101	FV	482,300	1000	2.087	413,500	896,800	896,800	Year End Roll	1/23/2014
2013	101	FV	473,000	1000	2.087	401,500	875,500	875,500	Year End Roll	10/25/2012
2012	101	FV	482,300	1000	2.09	529,500	1,012,800	1,012,800	Year End	1/26/2012
2011	101	FV	492,600	1000	2.09	547,400	1,041,000	1,041,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BISHOP ROBERT C	1267-54		4/24/2003	CONVENIENC		1	No	No		
ALBERT L. FULLE	1032-131		7/1/1987		480000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/5/2010	4382	RENOVATI	6,250	C	4/27/2010			reno existing bath
12/4/2007	3832	MANUAL		C				replace lead aroun

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/16/1998	MEAS+INSPCTD	602	D TUCKER
10/26/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	2.08655	Total SF/SM:	90890.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	543,900	SpI Credit		Total:	543,900
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(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:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	2	- GAS	
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					
2	SHED/FR	D	Y	1	12X23	A	FR	1950	15.00	T	75	101			1,000			1,000					
More:					N	Total Yard Items:					1,000	Total Special Features:						Total:					1,000

BATH FEATURES

Full Bath:	3	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

OTHER FEATURES

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

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.92720026
Const Adj.:	1.01999998
Adj \$ / SQ:	83.225
Other Features:	78000
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	672374
Depreciation:	114304
Depreciated Total:	558071

COMMENTS

DAYCARE IN BASEMENT- NO HEAT .

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	9	BR	5	Bath	3	HB	1				

REMODELING

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

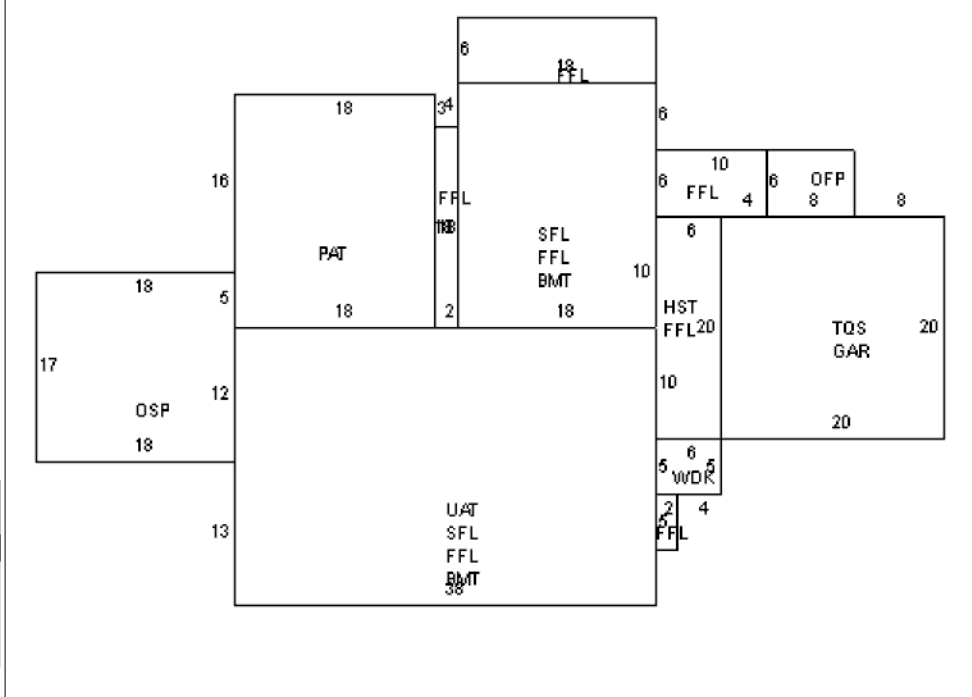
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	976206.6536
Juris. Factor:		Val/Su Fin:		137.50	
Special Features:	0	Val/Su Net:		92.45	
Final Total:	558100	Val/Su SzAd:		164.83	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,680	83.230	139,819	
BMT	BASEMENT	1,346	31.210	42,008	
SFL	2ND FLOOR	1,346	83.230	112,022	
GAR	GARAGE	400	36.000	14,400	
PAT	PATIO	378	7.000	2,646	
OSP	SCRN PORCH	306	22.500	6,885	
TOS	3/4 STORY	300	83.230	24,968	
UAT	UNF ATTIC	143	83.230	11,860	
Net Sketched Area:		6,037	Total:	361,462	
Size Ad	3386	Gross Area	7004	FinArea	4059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 133 56 0