



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		NO UNITS	NOLAND		0	0.	0.000	R3																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	132,500		0.000		132,500
Total Card		132,500	0.000		132,500
Total Parcel		552,100	6,800	2.097	544,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 147.22		/Parcel: 233.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2006	MEAS/EXT INS	50	J NOONE

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

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/29/06

USER DEFINED

Prior Id # 1:	46 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	17:36:01

LAST REV

Date	Time
07/17/09	12:30:18

apro	1344
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EXTERIOR INFORMATION

Type:	30 - GARAGE		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	2
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:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	4 - CARPET		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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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		14.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			14.4%

CALC SUMMARY

Basic \$ / SQ:	44.00
Size Adj.:	1.41666675
Const Adj.:	1.00000000
Adj \$ / SQ:	62.333
Other Features:	24500
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	154750
Depreciation:	22284
Depreciated Total:	132466

COMMENTS

APT OVER GARAGE BLT 1995.

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: 4	BRs: 0	Baths: 1	HB			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4		1
Totals			
1	4		

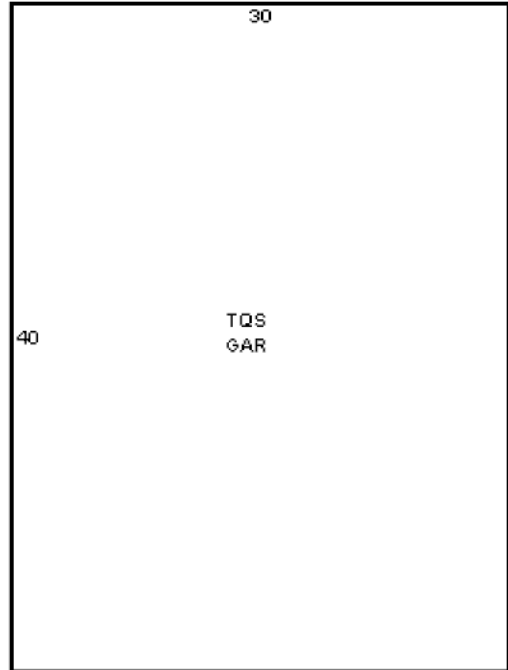
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Val/Su Fin:	147.22		
Special Features:	0	Val/Su Net:	63.10		
Final Total:	132500	Val/Su SzAd	147.22		

PARCEL ID 133 55 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	GARAGE	1,200	36.000	43,200	
TQS	3/4 STORY	900	62.330	56,100	
Net Sketched Area:		2,100	Total:	99,300	
Size Ad	900	Gross Area	2400	FinArea	900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

