



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	FINE DAVID H
Owner 2:	FINE ANGELA G
Owner 3:	
Street 1:	PO BOX 321610
Street 2:	
Twn/City:	COCOA BEACH
St/Prov:	FL Cntry Own Occ: Y
Postal:	32932 Type:

PREVIOUS OWNER

Owner 1:	FINE DAVID H -
Owner 2:	GRUENWALD ANGELA -
Street 1:	109 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2206

NARRATIVE DESCRIPTION

This Parcel contains 3.09 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily WOOD Exterior and ROLLED Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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:						
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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									540						500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	482,400	23,100	3.090	681,800	1,187,300	905	0				
							GIS Ref				
							GIS Ref				
Total Card					482,400	23,100	3.090	681,800	1,187,300	Entered Lot Size	
Total Parcel					482,400	23,100	3.090	681,800	1,187,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			468.55	/Parcel:	468.55	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	482,400	23100	3.09	681,800	1,187,300	1,187,300	Year End Roll	9/28/2017
2017	101	FV	475,800	23100	3.09	675,400	1,174,300	1,174,300	Year End Roll	9/29/2016
2016	101	FV	463,500	23100	3.09	657,000	1,143,600	1,143,600	Year End Roll	1/14/2016
2015	101	FV	453,700	23100	3.09	610,600	1,087,400	1,087,400	Year End	10/2/2014
2014	101	FV	425,100	23100	3.09	571,400	1,019,600	1,019,600	Year End Roll	1/23/2014
2013	101	FV	418,600	23100	3.09	555,400	997,100	997,100	Year End Roll	10/25/2012
2012	101	FV	418,600	23100	3.09	575,400	1,017,100	1,017,100	Year End	1/26/2012
2011	101	FV	438,700	23100	3.09	593,800	1,055,600	1,055,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FINE DAVID H,	49184-434		3/28/2007	FAMILY	100	No	No			
FINE DAVID H,	29518-194		12/8/1998	CONVENIENC	1	No	No			
TRIPPE, BLAIR L	24634-97		6/21/1994		400000	No	No			
W. LOEBER LANDA	21980-101		4/28/1992	FAMILY	98000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/6/1996	1100-96	POOL	18,500	C	7/10/1997			
8/8/1995	787-95	MANUAL	111,500	C	6/19/1996			BED-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/8/1999	M&L COMPLETE	602	D TUCKER
7/10/1997	MEAS+INSPCTD	600	PA
2/20/1996	MEAS+INSPCTD	606	J SMITH
7/20/1995	INSPECTED	600	PA
7/18/1995	MEAS/EXT INS	600	PA
1/28/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	10	- ROLLED
Color:		
View / Desir:		

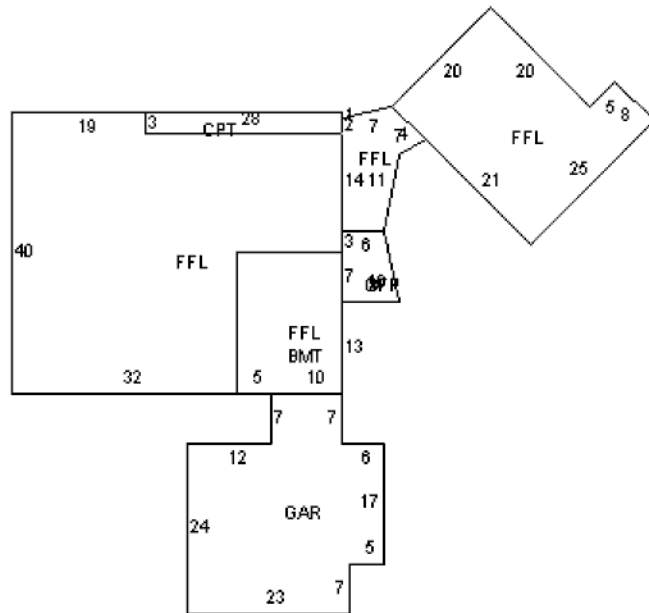
BATH FEATURES

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

COMMENTS

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SKETCH



GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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: 6		BRs: 4		Baths: 3		HB					

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1997

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	1
Totals			
1	6	4	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	50%
Bsmnt Flr:			

DEPRECIATION

Phys Cond:	VG	- Very Good	16.1%
Functional:			
Economic:			
Special:			
Override:			
Total:			16.1%

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,534	90.650	229,708
GAR	GARAGE	707	36.000	25,452
BMT	BASEMENT	300	22.660	6,799
CPT	CARPORT	84	22.000	1,848
OFP	OPEN PORCH	70	15.000	1,050
Net Sketched Area:		3,695	Total:	264,857
Size Ad	2534 Gross Area	3695 Fin Area		2534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.98677981
Const Adj.:	1.00950289
Adj \$ / SQ:	90.650
Other Features:	97887
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	554998
Depreciation:	89355
Depreciated Total:	465643

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val 1103173.180

Juris. Factor:		Val/Su Fin:	190.37
Special Features:	16800	Val/Su Net:	130.55
Final Total:	482400	Val/Su SzAd:	190.37

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
21	STUDIO	D	Y	1	20X24	A	AV	1997	50.00	T	18	101			19,700			19,700
66	CANOPY	A	Y	1	7X71	A	AV	1948	22.00	T	70	101			3,300			3,300
40	LEAN-TO	D	Y	1	120	F	PR	1948	5.40	T	85	101			100			100
MN	LAP POOL	D	S	1	7X20	A	AV	1997	120.00	M	0	101			16,800			16,800

PARCEL ID 133 46 0

IMAGE



AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	23,100	Total Special Features:	16,800	Total:	39,900
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