



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGANTI VICTOR M
Owner 2:	MORGANTI HELGA
Owner 3:	
Street 1:	101 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.96 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 Influ	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		1.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									33,690						33,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	370,600	41,000	2.960	680,100	1,091,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.22						/Parcel: 367.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	370,600	41000	2.96	680,100	1,091,700	1,091,700	Year End Roll	9/28/2017
2017	101	FV	370,600	41000	2.96	673,700	1,085,300	1,085,300	Year End Roll	9/29/2016
2016	101	FV	366,900	41000	2.96	655,300	1,063,200	1,063,200	Year End Roll	1/14/2016
2015	101	FV	352,200	41000	2.96	608,900	1,002,100	1,002,100	Year End	10/2/2014
2014	101	FV	348,600	41000	2.96	569,700	959,300	959,300	Year End Roll	1/23/2014
2013	101	FV	364,000	0	2.96	553,700	917,700	917,700	Year End Roll	10/25/2012
2012	101	FV	388,100	0	2.96	573,700	961,800	961,800	Year End	1/26/2012
2011	101	FV	396,400	0	2.96	592,100	988,500	988,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALICE P. DAVISO	12928-618		1/30/1976		35000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/2/2012	5178	MANUAL	14,904	C				solar panels on ex
5/11/2012	5033	GARAGE	45,000	C	9/24/2012			30x30 2car gar w/s
10/7/1997	1286	ROOF	9,000	C	3/25/1998			3/25/98 100%
9/4/1996	1033-96	MANUAL	3,800	C	6/11/1997			REPL DK

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	D TUCKER
3/25/1998	MEAS/EXT INS	602	D TUCKER
6/11/1997	MEAS/EXT INS	602	D TUCKER
5/7/1996	MEAS+INSPCTD	606	J SMITH
2/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1976	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:	2		
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:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	24.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.2%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.04325509
Const Adj.:	1.01999998
Adj \$ / SQ:	83.001
Other Features:	64935
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	488862
Depreciation:	118305
Depreciated Total:	370557

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
3	GARAGE	D	Y	1	30x30	A	AV	2012	36.00	T	0	101			32,400			32,400
6	CARPORT	D	Y	1	30x13	A	AV	2012	22.00	T	0	101			8,600			8,600

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

REMODELING

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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					

REMODELING

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

COMMENTS

17X28 EFP IS EFP O/H

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					

REMODELING

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

RES BREAKDOWN

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

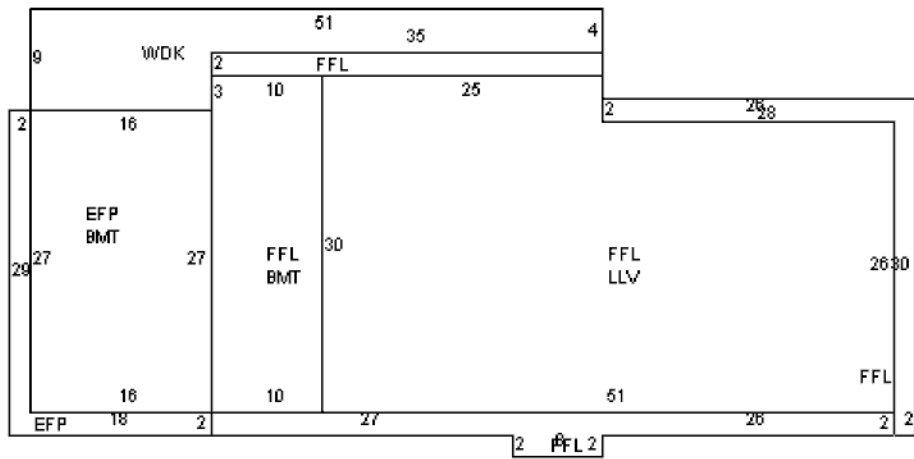
PARCEL ID

Parcel ID	133 49 0
-----------	----------

REMODELING

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,046	83.000	169,821	
LLV	LOWR LEVEL	1,426	81.960	116,880	
BMT	BASEMENT	732	20.750	15,189	
EFP	ENCL PORCH	522	36.000	18,792	
WDK	WOOD DECK	284	19.270	5,472	
Net Sketched Area:		5,010	Total:	326,154	
Size Ad	2046	Gross Area	5010	Fin Area	2973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	A	0

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 41,000

Total Special Features:

Total: 41,000