



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	ROSE BEN Z
Owner 2:	
Owner 3:	
Street 1:	17 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2201 Type:

PREVIOUS OWNER

Owner 1:	KIRKPATRICK MARGARET M -
Owner 2:	-
Street 1:	17 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2201

NARRATIVE DESCRIPTION

This Parcel contains 3.687 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.85		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									11,100						11,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	187,300		3.687	657,500	844,800	959	0
							GIS Ref
							GIS Ref
							Insp Date
							08/27/13
Total Card 187,300 3.687 657,500 844,800							Entered Lot Size
Total Parcel 187,300 3.687 657,500 844,800							Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 312.20 /Parcel: 312.20							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	187,300	0	3.687	657,500	844,800	844,800	Year End Roll	9/28/2017
2017	101	FV	185,300	0	3.687	651,100	836,400	836,400	Year End Roll	9/29/2016
2016	101	FV	183,300	0	3.687	632,700	816,000	816,000	Year End Roll	1/14/2016
2015	101	FV	179,300	0	3.687	586,300	765,600	765,600	Year End	10/2/2014
2014	101	FV	171,300	0	3.687	547,100	718,400	718,400	Year End Roll	1/23/2014
2013	101	FV	167,200	0	3.687	531,100	698,300	698,300	Year End Roll	10/25/2012
2012	101	FV	167,200	0	3.69	548,100	715,300	715,300	Year End	1/26/2012
2011	101	FV	173,300	0	3.69	566,400	739,700	739,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIRKPATRICK MAR	1198-88		12/17/1998		525000	No	No			
GEORGE TARBELL	413-69		2/19/1968		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
9/9/1998	MEAS+INSPCTD	602	D TUCKER
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	6 - STUCCO	
Sec Wall:	26 - WOOD	30%
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE	
Year Blt:	1948	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:	1 - DRYWALL	50%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	5 - LINO/VINYL	50%
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
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: <input type="text"/>	Total Special Features: <input type="text"/>	Total: <input type="text"/>
---------	--	--	-----------------------------

BATH FEATURES

Full Bath:	2	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

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:	

DEPRECIATION

Phys Cond:	AV - Average	32.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		32.2%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.01607537
Const Adj.:	0.99796504
Adj \$ / SQ:	76.051
Other Features:	52500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	276282
Depreciation:	88963
Depreciated Total:	187319

COMMENTS

INCLUDES 51-1.01 (1.99 AC.) LAND CT. DOC. 452287 CTF. 118928 .

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:	8	BR:	3	Baths:	2	HB:	1					

REMODELING

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

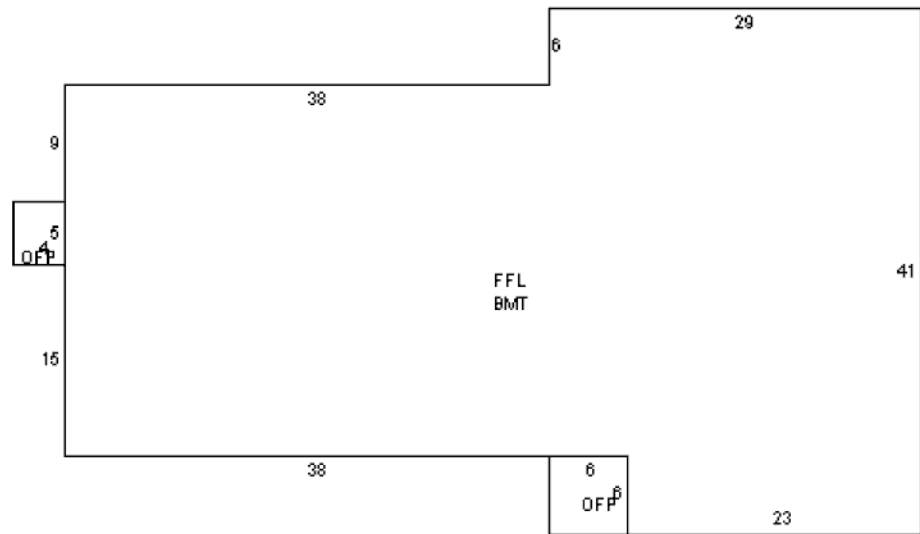
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:	812904.4715
Juris. Factor:		Val/Su Fin:	69.22
Special Features:	0	Val/Su Net:	41.02
Final Total:	187300	Val/Su SzAd:	83.06

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,255	22.820	51,448	
FFL	1ST FLOOR	2,255	76.050	171,494	
OFF	OPEN PORCH	56	15.000	840	
Net Sketched Area:		4,566	Total:	223,782	
Size Ad	2255	Gross Area	4566	FinArea	2706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE*AssessPro* Patriot Properties, Inc**PARCEL ID**

133 66 0