



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE THOMAS H
Owner 2:	
Owner 3:	
Street 1:	31 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2201 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 7.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1958, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		5.983		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									35,898						35,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	805,600	46,800	7.820	682,300	1,534,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 389.52						/Parcel: 389.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	805,600	46800	7.82	682,300	1,534,700	1,534,700	Year End Roll	9/28/2017
2017	101	FV	721,500	46800	7.82	675,900	1,444,200	1,444,200	Year End Roll	9/29/2016
2016	101	FV	703,900	46800	7.82	657,500	1,408,200	1,408,200	Year End Roll	1/14/2016
2015	101	FV	679,500	46800	7.82	611,100	1,337,400	1,337,400	Year End	10/2/2014
2014	101	FV	669,100	46800	7.82	571,900	1,287,800	1,287,800	Year End Roll	1/23/2014
2013	101	FV	657,000	46800	7.82	555,900	1,259,700	1,259,700	Year End Roll	10/25/2012
2012	101	FV	657,000	46800	7.82	715,900	1,419,700	1,419,700	Year End	1/26/2012
2011	101	FV	669,100	46800	7.82	762,300	1,478,200	1,478,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEE, BARBARA F	1150-182		1/17/1996	CONVENIENC	0	No	No			DOC. 992406
DOROTHY C. TARB	820-58		6/20/1972		65000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/10/1998	1490	RENOVATI	18,500	C	3/31/1999			
3/10/1995	677-95	RENOVATI	215,000	C	8/29/1995			
8/24/1994	551-94	ADDITION	1,000	C	8/29/1995			
7/14/1994	527-94	POOL	27,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/31/1999	MEAS+INSPCTD	602	D TUCKER
9/16/1998	MEAS+INSPCTD	602	D TUCKER
2/19/1996	MEAS/EXT INS	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	G - GOOD

GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1958
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

COMMENTS

INCLUDES 51-16 (4.32 AC.) BK 944 PG 198 CTF. 162948. main hse substan remod 1995. pool hse has half bath.

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

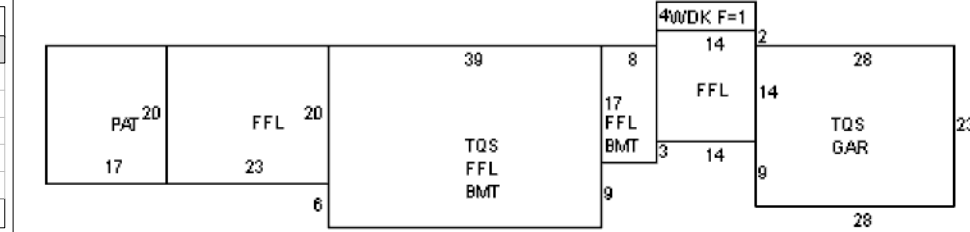
CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST 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:	10	BRs:	4	Baths:	4	HB	1					

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	1 - EXTENSIVE
Insulation:	3 - EXTENSIVE
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

DEPRECIATION

Phys Cond:	VG - Very Good	15.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.1%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1995

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.94496346
Const Adj.:	1.03020000
Adj \$ / SQ:	76.907
Other Features:	110379
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	948907
Depreciation:	143285
Depreciated Total:	805622

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	1357300.000	
Juris. Factor:	Val/Su Fin:	204.47		
Special Features:	0	Val/Su Net:	152.92	
Final Total:	805600	Val/Su SzAd:	261.77	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,834	76.910	141,047	
TQS	3/4 STORY	1,244	76.910	95,633	
BMT	BASEMENT	1,150	40.860	46,985	
GAR	GARAGE	644	36.000	23,184	
PAT	PATIO	340	7.000	2,380	
WDK	WOOD DECK	56	38.000	2,128	
Net Sketched Area:		5,268	Total:	311,357	
Size Ad	3077.5	Gross Area	5682	FinArea	3940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	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
27	TENNIS C	D	Y	1	100x55	G	AV	1975	5.11	T	70	101			8,400			8,400
23	BATH HSE	D	Y	1	9x16	E	AV	1995	175.00	T	21	101			19,900			19,900
12	POOL I-G	D	Y	1	800	E	AV	1995	38.50	T	40	101			18,500			18,500

PARCEL ID

145 24 0

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 46,800 Total Special Features:

Total: 46,800