

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COUSINS DANIEL
Owner 2:	COUSINS SARAH S
Owner 3:	
Street 1:	22 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2202 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		60984		SQUARE FE	PRIME SITE		0	8.08	1.218	R4									600,305						600,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	274,900	700	1.400	600,300	875,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 462.70						/Parcel: 367.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	337,200	700	1.4	600,300	938,200	938,200	Year End Roll	9/28/2017
2017	101	FV	331,100	700	1.4	594,400	926,200	926,200	Year End Roll	9/29/2016
2016	101	FV	323,400	700	1.4	577,300	901,400	901,400	Year End Roll	1/14/2016
2015	101	FV	315,900	700	1.4	534,200	850,800	850,800	Year End	10/2/2014
2014	101	FV	306,000	700	1.4	497,800	804,500	804,500	Year End Roll	1/23/2014
2013	101	FV	301,100	700	1.45	487,200	789,000	789,000	Year End Roll	10/25/2012
2012	101	FV	301,100	700	1.45	412,200	714,000	714,000	Year End	1/26/2012
2011	101	FV	311,000	700	1.45	419,000	730,700	730,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARY MAIDA ESTA	1118-95		10/28/1993		342000	No	No			
WOOD FRANK H	818-107		5/16/1972		69000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/4/2003	2763	MANUAL	12,000	C	5/22/2004			convert porch to s
5/5/2000	1949	RENOVATI	125,000	C	5/25/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	D VELUTTI
5/25/2001	MEAS+INSPCTD	615	D VELUTTI
9/16/1998	MEAS+INSPCTD	602	D TUCKER
2/16/1996	MEAS+INSPCTD	606	J SMITH
7/18/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.40000	Total SF/SM:	60984.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	600,305	SpI Credit		Total:	600,300
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EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
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:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.9%

DEPRECIATION

Basic \$ / SQ:	75.00
Size Adj.:	1.06695724
Const Adj.:	1.01999998
Adj \$ / SQ:	81.622
Other Features:	74750
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	326835
Depreciation:	51967
Depreciated Total:	274868

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	145.22	
Special Features:	0	Val/Su Net:	117.03	
Final Total:	274900	Val/Su SzAd:	145.22	

COMMENTS

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:	7	BR:	4	Baths:	3	HB	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	1 7 4

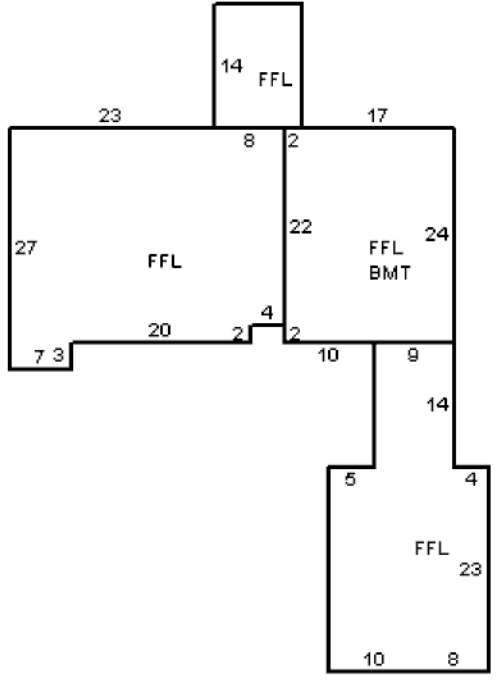
REMODELING

No Unit	RMS	BRS	FL
1	7	4	
Totals	1	7	4

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,893	81.620	154,511	
BMT	BASEMENT	456	20.410	9,305	
Net Sketched Area:	2,349	Total:	163,816		
Size Ad	1893	Gross Area	2349	FinArea	1893

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,893	81.620	154,511	
BMT	BASEMENT	456	20.410	9,305	
Net Sketched Area:	2,349	Total:	163,816		
Size Ad	1893	Gross Area	2349	FinArea	1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
2	SHED/FR	D	Y	1	8X14	A	AV	1985	15.00	T	60	101			700			700

More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
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IMAGE

AssessPro Patriot Properties, Inc

