



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	ORY ANDREW D
Owner 2:	ORY LINDA G HAMMETT
Owner 3:	
Street 1:	PO BOX 6358
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2006 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD MICHAEL -
Owner 2:	FITZGERALD KATHLEEN -
Street 1:	15 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2006

NARRATIVE DESCRIPTION

This Parcel contains 8.17 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		6.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									182,490						182,500	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									1,500						1,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,485,800		8.170	1,340,800	3,826,600	997	0
							GIS Ref
							GIS Ref
Total Card	2,485,800		8.170	1,340,800	3,826,600	Entered Lot Size	
Total Parcel	3,465,400		8.170	1,340,800	4,806,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 408.39		/Parcel: 348.93		Land Unit Type:		Insp Date
							05/07/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	3,465,400	0	8.17	1,340,800	4,806,200	4,806,200	Year End Roll	9/28/2017
2017	101	FV	3,390,000	0	8.17	1,340,800	4,730,800	4,730,800	Year End Roll	9/29/2016
2016	101	FV	3,363,900	0	8.17	1,307,200	4,671,100	4,671,100	Year End Roll	1/14/2016
2015	101	FV	3,218,900	0	8.17	1,288,000	4,506,900	4,506,900	Year End	10/2/2014
2014	101	FV	2,709,100	0	8.17	1,272,000	3,981,100	3,981,100	Year End Roll	1/23/2014
2013	101	FV	2,159,100	698300	8.17	1,240,000	4,097,400	4,097,400	Year End Roll	10/25/2012
2012	101	FV	1,961,300	62700	8.17	2,094,400	4,118,400	4,118,400	Year End	1/26/2012
2011	101	FV	2,104,600	62700	8.17	2,233,800	4,401,100	4,401,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITZGERALD MICH	30819-461		10/21/1999		3000000	No	No			
SUMNER SMITH	16554-292		11/5/1985		950000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/30/2013	5588	MANUAL	3,000	C				sheet metal work f
3/7/2013	5337	RENO-BAR	1,000,000	C	5/7/2014			remodel barn struc
11/14/2012	5230	RENO-BAR	50,000	C				cupola on barn
10/18/2012	5201	RENOVATI	375,000	C	10/28/2014			install exterior i
4/20/2012	5022	RENO-BAR	81,175	C	10/28/2014			construct 2nd fl i
8/25/2011	4834	RENO-BAR	87,550	C	6/8/2012			interior reno to e
11/30/2010	4617	RENO-BAR	25,000	C				strip & re-roof ba
9/21/2000	2088	ADDITION	550,000	C	5/25/2002			5/25/01 40% 3/30/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2014	MEAS+INSPCTD	25	D ERSKINE
6/12/2013	PERMIT VISIT	25	D ERSKINE
6/8/2012	MEAS/EXT INS	25	D ERSKINE
9/10/2009	MEAS+INSPCTD	25	D ERSKINE
5/25/2002	MEAS/EXT INS	613	M COLE
3/30/2002	MEAS/EXT INS	615	D VELUTTI
9/22/2001	M&L EXTERIOR	613	M COLE
5/25/2001	MEAS/EXT INS	615	D VELUTTI
2/25/2000	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 1 - ANTIQUE
 Sty Ht: 2A - 2A
 (Liv) Units: 1 Total: 1
 Foundation: 3 - BRK OR STN
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: %
 Roof Struct: 2 - HIP
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir: V - VERY GOOD

GENERAL INFORMATION

Grade: AAA - SUPERB+
 Year Blt: 1780 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: E - EXTNSIVE
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:

Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 2 - GAS
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100 % AC: 100
 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: Total Special Features: Total:

BATH FEATURES

Full Bath: 6 Rating: GOOD
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: 1 Rating: GOOD
 A HBth: Rating:
 OthrFix: 5 Rating: GOOD

OTHER FEATURES

Kits: 1 Rating: VERY GOOD
 A Kits: Rating:
 Frpl: 5 Rating: AVERAGE
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: EX - Excellent 7.0%
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 7%

CALC SUMMARY

Basic \$ / SQ: 99.00
 Size Adj.: 0.83899438
 Const Adj.: 1.00979996
 Adj \$ / SQ: 83.874
 Other Features: 152030
 Grade Factor: 3.00
 Neighborhood Inf: 1.00000000
 LUC Factor: 1.00
 Adj Total: 2672861
 Depreciation: 187100
 Depreciated Total: 2485761

COMMENTS

STEARNS-COLE-SMITH HSE/TARBELL-SMITH BARN.

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: 12 BRs: 5 Baths: 6 HB: 1

REMODELING

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

RES BREAKDOWN

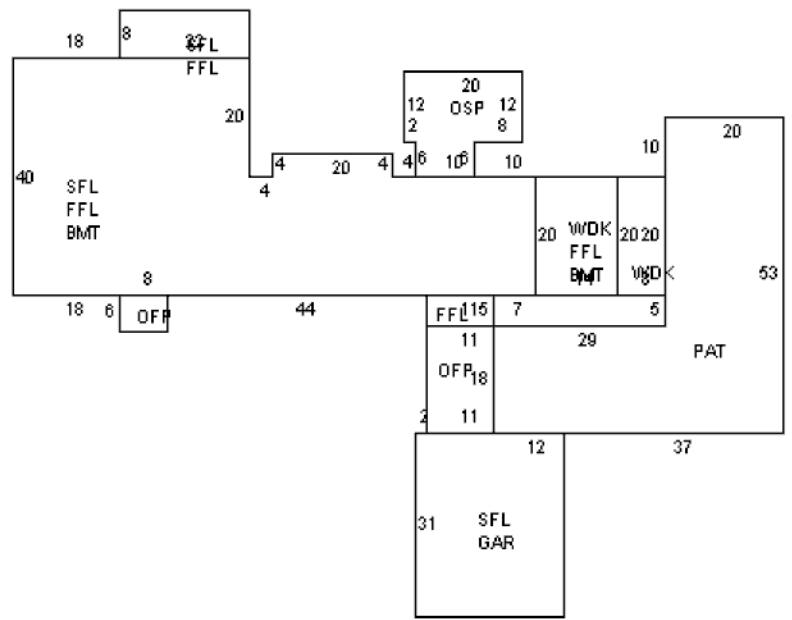
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 4648549.580
 Juris. Factor: Val/Su Fin: 265.29
 Special Features: 0 Val/Su Net: 191.14
 Final Total: 2485800 Val/Su SzAd: 368.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,591	83.870	301,193	
FFL	1ST FLOOR	3,151	83.870	264,288	
BMT	BASEMENT	2,920	39.840	116,334	
PAT	PATIO	1,582	7.000	11,074	
GAR	GARAGE	775	36.000	27,900	
WDK	WOOD DECK	440	17.490	7,695	
OSP	SCRN PORCH	300	22.500	6,750	
OFFP	OPEN PORCH	246	15.000	3,690	
Net Sketched Area: 13,005		Total:	738,924		
Size Ad	6742	Gross Area	13005	FinArea	9370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 143 27 0