



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ATKINS JOHN J
Owner 2:	ATKINS JAMIE N
Owner 3:	
Street 1:	5 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLINT JR TR WARREN A -
Owner 2:	CHARLES I REAL ESTATE TRUST -
Street 1:	39 LEXINGTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2113

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1889, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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				I		
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	9.96	1.000	R5									796,800						796,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	568,900	22,300	1.837	796,800	1,388,000		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 274.81						/Parcel: 274.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	568,900	22300	1.837	796,800	1,388,000	1,388,000	Year End Roll	9/28/2017
2017	101	FV	563,900	22300	1.837	796,800	1,383,000	1,383,000	Year End Roll	9/29/2016
2016	101	FV	550,800	22300	1.837	744,800	1,317,900	1,317,900	Year End Roll	1/14/2016
2015	101	FV	516,600	22300	1.837	689,600	1,228,500	1,228,500	Year End	10/2/2014
2014	101	FV	492,200	22300	1.837	680,000	1,194,500	1,194,500	Year End Roll	1/23/2014
2013	101	FV	477,500	22300	1.837	660,000	1,159,800	1,159,800	Year End Roll	10/25/2012
2012	101	FV	477,500	22300	1.837	550,300	1,050,100	1,050,100	Year End	1/26/2012
2011	101	FV	501,900	22300	1.837	587,300	1,111,500	1,111,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLINT JR TR WAR	51168-46		5/13/2008	CHD>SALE	920000	No	No			
CHAPIN	15943-205		12/26/1984	OTHER		1	No	No		PROBATE DOC#90P4476
BERTHA CHAPIN	6751-5		3/23/1944	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2011	4701	FENCE		C				install white pick
8/21/2008	4028	GARAGE	215,000	C	6/2/2009			2car gar with 1/2
5/7/1996	943-96	ROOF		C	3/6/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2009	PERMIT VISIT	25	D ERSKINE
2/26/2009	MEAS+INSPCTD	100	B MORGAN
7/29/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	ENTRY DENIED	613	M COLE
3/6/1996	MEAS/EXT INS	606	J SMITH
4/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1	- ANTIQUE	
Sty Ht:	2H	- 2H	
(Liv) Units:	1	Total:	1
Foundation:	3	- BRK OR STN	
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:	1889	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:			%
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	4	- RADIANT HW	
# 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	Parcel Value	JCod	JFact	Juris. Value
3	GARAGE		D	Y	1	20x25	G	GD	2008		T	1	101		22,300			22,300

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	26.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.86879426
Const Adj.:	1.00979996
Adj \$ / SQ:	86.854
Other Features:	61750
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	768752
Depreciation:	199875
Depreciated Total:	568876

COMMENTS

GEORGE CHAPIN HSE AGRI PRES CR 7/3/02 BK 35836 PG603.

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:	11	BRs:	5	Baths:	2	HB:	1	

REMODELING

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

RES BREAKDOWN

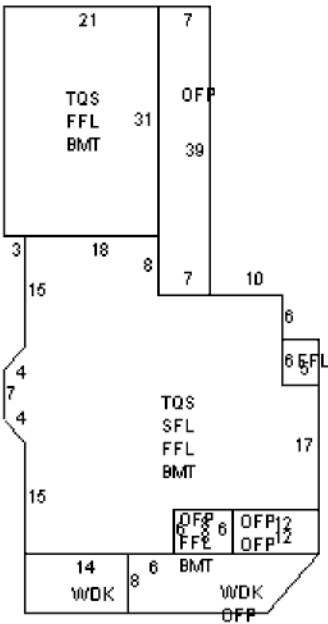
No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	0.00000
Juris. Factor:		Val/Su Fin:	112.63		
Special Features:	0	Val/Su Net:	70.40		
Final Total:	568900	Val/Su SzAd:	112.64		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,123	86.850	184,390	
BMT	BASEMENT	2,093	21.710	45,446	
TQS	3/4 STORY	1,534	86.850	133,212	
SFL	2ND FLOOR	1,394	86.850	121,074	
OFFP	OPEN PORCH	645	15.000	9,675	
WDK	WOOD DECK	292	19.130	5,586	
Net Sketched Area:		8,081	Total:	499,383	
Size Ad	5050.75	Gross Area	8592	FinArea	5051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

