



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MITCHELL KENNETH
Owner 2:	MITCHELL TARA L
Owner 3:	
Street 1:	67 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CLEAVER TR - LAIRD C
Owner 2:	-
Street 1:	3225 GATEWAY RD STE 100
Twn/City:	BROOKFIELD
St/Prov:	WI Cntry
Postal:	53045 Type:

NARRATIVE DESCRIPTION

This Parcel contains 2.04 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 3 HalfBaths, 0 3/4 Baths, 12 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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		0.113		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									3,390						3,400	
101	ONE FAM		0.09		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									540						500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,136,600		2.040	1,160,700	3,297,300		0
							GIS Ref
							GIS Ref
Total Card	2,136,600		2.040	1,160,700	3,297,300	Entered Lot Size	
Total Parcel	2,136,600		2.040	1,160,700	3,297,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 492.75		/Parcel: 492.75			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	2,136,600	0	2.04	1,160,700	3,297,300	3,297,300	Year End Roll	9/28/2017
2017	101	FV	2,007,800	0	2.04	1,160,700	3,168,500	3,168,500	Year End Roll	9/29/2016
2016	101	FV	1,954,600	0	2.04	1,127,100	3,081,700	3,081,700	Year End Roll	1/14/2016
2015	101	FV	1,921,300	0	2.04	1,107,900	3,029,200	3,029,200	Year End	10/2/2014
2014	101	FV	1,746,600	0	2.04	1,091,900	2,838,500	2,838,500	Year End Roll	1/23/2014
2013	101	FV	1,713,000	0	2.04	1,059,900	2,772,900	2,772,900	Year End Roll	10/25/2012
2012	101	FV	1,000,300	0	2.04	2,163,900	3,164,200	3,164,200	Year End	1/26/2012
2011	101	FV	1,019,400	0	2.04	2,405,100	3,424,500	3,424,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLEAVER TR,LAIR	63162-300		1/9/2014		3250000	No	No			
ELLIS, NANCY B.	25717-607		10/6/1995	CHD>SALE	1365000	No	No			
ARTHUR W. RICE	11806-208		3/3/1970		123000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/7/2014	5646	RENOVATI	346,323	C	5/9/2014			remod 5 bths, bmt,
3/20/1998	1362	SHED	3,000	C	2/20/1999			
1/25/1996	889-96	RENO-ADD	650,000	C	7/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/7/2014	MEAS/EXT INS	25	D ERSKINE
8/5/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	613	M COLE
2/20/1999	MEAS/EXT INS	602	D TUCKER
6/25/1998	MEAS/EXT INS	600	PA
6/16/1998	MEAS/EXT INS	602	D TUCKER
7/7/1997	MEAS+INSPCTD	600	PA
3/12/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	3 - 3
(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:	G - GOOD

GENERAL INFORMATION

Grade:	AA - SUPERB		
Year Blt:	1935	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:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3 - TYPICAL		
Insulation:	3 - EXTENSIVE		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	3		
% Heated:	100	% AC:	100
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:	3	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	GOOD

BATH FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	88.00
Size Adj.:	0.85084033
Const Adj.:	1.04009390
Adj \$ / SQ:	77.876
Other Features:	118092
Grade Factor:	3.30
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2262384
Depreciation:	158367
Depreciated Total:	2104017

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	3625231.919
Juris. Factor:		Val/Su Fin:	319.28	
Special Features:	32600	Val/Su Net:	199.98	
Final Total:	2136600	Val/Su SzAd:	359.09	

COMMENTS

ORIG BUILT 1935 CHARLES SUMNER SMITH HSE.

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:	4	Baths:	3	HB	3					

REMODELING

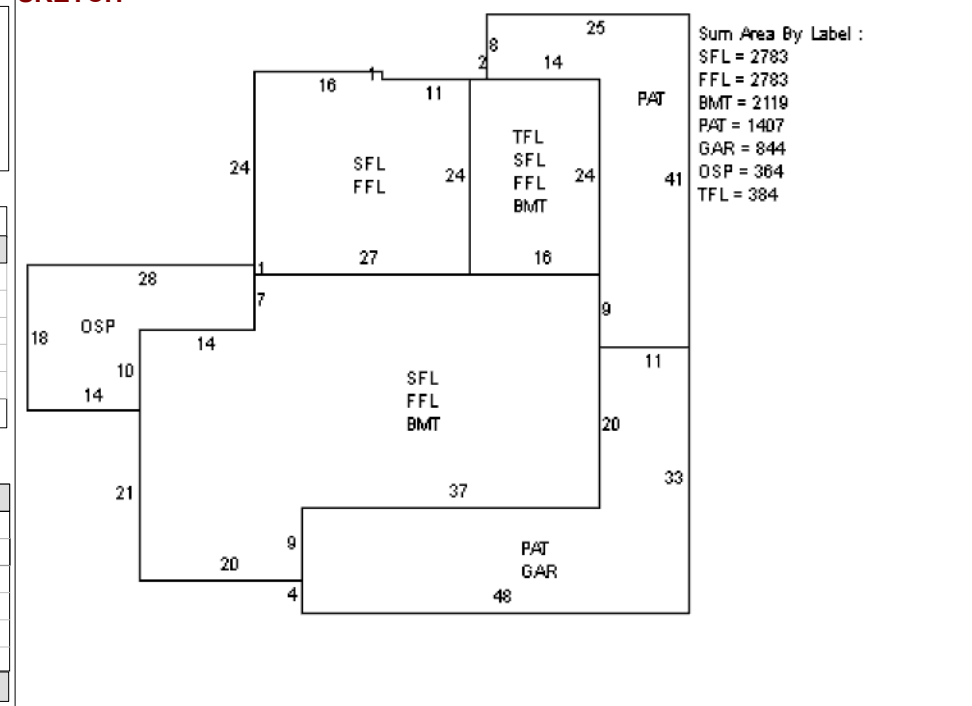
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1997

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

COMPARABLE SALES

Juris. Factor:		Val/Su Fin:	319.28
Special Features:	32600	Val/Su Net:	199.98
Final Total:	2136600	Val/Su SzAd:	359.09

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,783	77.880	216,729	
SFL	2ND FLOOR	2,783	77.880	216,729	
BMT	BASEMENT	2,119	26.280	55,694	
PAT	PATIO	1,407	7.000	9,849	
GAR	GARAGE	844	36.000	30,384	
TFL	3RD FLOOR	384	77.880	29,904	
OSP	SCRN PORCH	364	22.500	8,190	
Net Sketched Area:		10,684	Total:	567,479	
Size Ad	5950	Gross Area	10684	FinArea	6692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	G	

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
61	ELEV-PAS	D	S	1		A	AV	1935	35,000.00	B	7	101			32,600			32,600

More:	N	Total Yard Items:		Total Special Features:	32,600	Total:	32,600
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IMAGE

AssessPro Patriot Properties, Inc

