



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	GILL CHRISTOPHER J
Owner 2:	GILL JENNIFER M
Owner 3:	
Street 1:	25 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Beerel - Gustav
Owner 2:	Beerel - Nicolette
Street 1:	25 Red Rail Farm
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.56 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:						
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		67953.60156		SQUARE FE	PRIME SITE		0	8.08	1.124	R4									617,200						617,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	813,500	800	1.560	617,200	1,431,500	1082	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		343.38	/Parcel:	343.38	Insp Date
						Land Unit Type:	04/18/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	810,400	2600	1.56	617,200	1,430,200	1,430,200	Year End Roll	9/28/2017
2017	101	FV	726,000	2600	1.56	611,100	1,339,700	1,339,700	Year End Roll	9/29/2016
2016	101	FV	702,300	2600	1.56	593,500	1,298,400	1,298,400	Year End Roll	1/14/2016
2015	101	FV	684,300	2600	1.56	549,200	1,236,100	1,236,100	Year End	10/2/2014
2014	101	FV	636,300	2600	1.56	511,800	1,150,700	1,150,700	Year End Roll	1/23/2014
2013	101	FV	624,300	2600	1.56	496,500	1,123,400	1,123,400	Year End Roll	10/25/2012
2012	101	FV	530,700	2600	1.56	670,300	1,203,600	1,203,600	Year End	1/26/2012
2011	101	FV	540,900	2600	1.56	693,100	1,236,600	1,236,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Beerel,Gustav	59386-260		6/27/2012	OTHER	977500	No	No			
BEEREL GUSTAV H	35826-452		7/2/2002	SUBSEQUENT S	100	No	No			
METZENBAUM AMY	35826-427		7/2/2002		1200000	No	No			
YANOWITZ JOEL,	29722-569		11/21/1998	CONVENIENC	99	No	No			
JOHNSON ANNE EL	23315-312		6/17/1993	CHD>SALE	531500	No	No		30195 RECOLLECT DATA	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/14/2016	6394	KITCHEN	116,603	O				Remodel kitchen &
7/16/2007	3725	FENCE		C				erect fence existi
10/24/1997	1295	FINISH B	11,000	C	3/28/1998			3/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
3/28/1998	MEAS+INSPCTD	602	D TUCKER
4/20/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	INSPECTED	600	PA
7/5/1994	FIELDREV CHG	600	PA
5/6/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.56000	Total SF/SM:	67953.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	617,200	Spl Credit		Total:	617,200
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(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:		

BATH FEATURES

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

COMMENTS

100 RENOV 1993

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		RM:s	7	BR:s	4	Bath:s	2	HB	1			

GENERAL INFORMATION

Grade:	A	- VERY GOOD
Year Blt:	1910	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

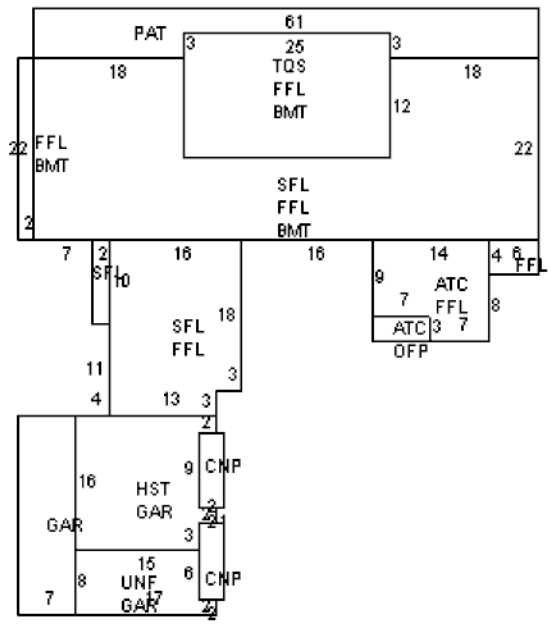
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	1998
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 7 4

RES BREAKDOWN

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

SKETCH**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
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:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.90986145
Const Adj.:	1.01999998
Adj \$ / SQ:	84.453
Other Features:	96709
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1099283
Depreciation:	285814
Depreciated Total:	813469

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1176421.083
Juris. Factor:		Val/Su Fin:	195.13	
Special Features:	0	Val/Su Net:	130.52	
Final Total:	813500	Val/Su SzAd:	216.75	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,959	84.450	165,444	
BMT	BASEMENT	1,461	29.030	42,414	
SFL	2ND FLOOR	1,389	84.450	117,306	
GAR	GARAGE	540	36.000	19,440	
PAT	PATIO	291	7.000	2,037	
TQS	3/4 STORY	281	84.450	23,753	
HST	HALF STORY	124	84.450	10,472	
UNF	UNFINUFL	62	84.450	5,236	
Net Sketched Area:		6,233	Total:	391,861	
Size Ad	3753.25	Gross Area	6630	FinArea	4169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	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
2	SHED/FR	D	Y	1	140	A	PR	1910	15.00	T	85	101			300			300
1	SHED/MTL	D	Y	1	10x8	A	AV	2010	8.00	T	15	101			500			500

PARCEL ID

138 9 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	800	Total Special Features:	Total:	800
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