



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SABIN DEBORAH
Owner 2:	PERKINS BRIAN
Owner 3:	
Street 1:	31 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RICE JOHN T -
Owner 2:	RICE NATHALIE L -
Street 1:	31 RED RAIL FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.404 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		61175		SQUARE FE	PRIME SITE		0	8.08	1.215	R4									600,768						600,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	632,500	1,700	1.404	600,800	1,235,000
Total Card	632,500	1,700	1.404	600,800	1,235,000
Total Parcel	632,500	1,700	1.404	600,800	1,235,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		274.62	/Parcel: 274.62

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	632,500	1700	1.404	600,800	1,235,000	1,235,000	Year End Roll	9/28/2017
2017	101	FV	606,600	1400	1.404	594,800	1,202,800	1,202,800	Year End Roll	9/29/2016
2016	101	FV	589,400	1400	1.404	577,700	1,168,500	1,168,500	Year End Roll	1/14/2016
2015	101	FV	573,700	1400	1.404	534,600	1,109,700	1,109,700	Year End	10/2/2014
2014	101	FV	531,800	1400	1.404	498,200	1,031,400	1,031,400	Year End Roll	1/23/2014
2013	101	FV	521,300	1400	1.404	483,300	1,006,000	1,006,000	Year End Roll	10/25/2012
2012	101	FV	521,300	1400	1.404	501,900	1,024,600	1,024,600	Year End	1/26/2012
2011	101	FV	549,500	1400	1.404	519,000	1,069,900	1,069,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICE JOHN T,	55767-153		11/5/2010		1020000	No	No			
JOHN QUINCY ADA	17744-172		12/31/1986	OTHER	180000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/4/2012	4959	MANUAL		C				install wood burni
10/4/1996	1059-96	ADDITION	130,000	C	6/26/2000			6/26/00 80%
11/17/1994	611-94	SHED		25 C	9/6/1995			

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

Legal Description	User Acct
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	

**Parcel ID** 138 8 0

Date	Time
10/02/18	19:06:35
Date	Time
06/22/17	08:54:52
apro	
1552	

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/22/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2001	MEAS/EXT INS	613	M COLE
6/26/2000	MEAS+INSPCTD	611	P MULHERN
5/29/1999	MEAS+INSPCTD	602	D TUCKER
6/9/1998	MEAS/EXT INS	602	D TUCKER
2/28/1998	MEAS+INSPCTD	602	D TUCKER
7/16/1997	MEAS+INSPCTD	600	PA
7/16/1997	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY	
Sty Ht:	1H - 1H	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:	%	
Roof Struct:	2 - HIP	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	B+ - GOOD (+)	
Year Blt:	1977	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

### INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
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:	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

### 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	12X16	A	AV	1995	15.00	T	40	101			1,700			1,700

More: N	Total Yard Items: 1,700	Total Special Features:	Total: 1,700
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### BATH FEATURES

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

### OTHER FEATURES

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD - Good		16.%
Functional:			
Economic:			
Special:			
Override:			
Total:			16.4%

### CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.90758371
Const Adj.:	1.01999998
Adj \$ / SQ:	84.242
Other Features:	96250
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	756577
Depreciation:	124079
Depreciated Total:	632498

### COMMENTS

ORIGINAL STRUCTURE OCTAGON.

### 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: 9				BRs: 3			Baths: 3		HB: 1		

### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

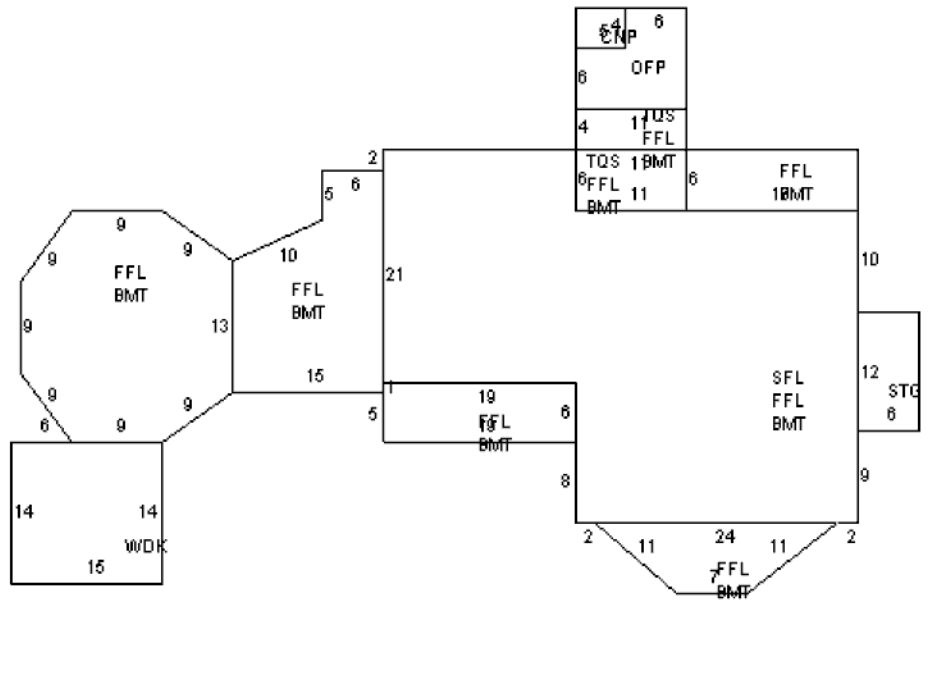
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 979773.7270
Juris. Factor:		Val/Su Fin:	140.65	
Special Features:	0	Val/Su Net:	97.32	
Final Total:	632500	Val/Su SzAd	166.12	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,420	84.240	203,865
BMT	BASEMENT	2,299	30.540	70,206
SFL	2ND FLOOR	1,305	84.240	109,936
WDK	WOOD DECK	210	21.040	4,418
OPF	OPEN PORCH	90	15.000	1,350
TQS	3/4 STORY	83	84.240	6,950
STG	STORAGE	72	15.000	1,080
CNP	CANOPY	20	22.000	440
Net Sketched Area:		6,499	Total:	398,245
Size Ad	3807.5	Gross Area	6647	FinArea 4497

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	95	FLA	30	A	0

### IMAGE

*AssessPro* Patriot Properties, Inc

