



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	KURTZ ARTHUR N
Owner 2:	DONNELL MOIRA
Owner 3:	
Street 1:	10 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3602 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1974, Having Primarily WOOD SHING Exterior and METAL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	294,300		0.000		294,300		0
							GIS Ref
							GIS Ref
Total Card	294,300		0.000		294,300	Entered Lot Size	
Total Parcel	441,600		1.860	647,100	1,088,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 107.39		/Parcel: 235.77			Land Unit Type:	Insp Date
							06/20/06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
6/20/2006	MEAS+INSPCTD	50	J NOONE

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	61 15 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	20:42:34

LAST REV

Date	Time
07/07/11	11:00:44

apro 1750

EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1H - 1H, (Liv) Units: 1, Total: 2, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 9 - METAL, Color: , View / Desir: .

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1974, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, 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: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

SPEC FEATURES/YARD ITEMS

Table for specifications: 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.

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .

BATH FEATURES

Table with bathroom features: Full Bath: 1, 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: 1, Rating: AVERAGE.

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 25.%, Functional: , %, Economic: , %, Special: , %, Override: , Total: 25%.

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 89.00, Size Adj.: 1.01797676, Const Adj.: 1.03020000, Adj \$ / SQ: 93.336, Other Features: 30500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 392346, Depreciation: 98087, Depreciated Total: 294260.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with grid info: 1st Res Grid, Desc: Line 1, # Units: 1. Includes a detailed grid table with columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 4, BRs: 1, Baths: 1, HB: 1.

REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

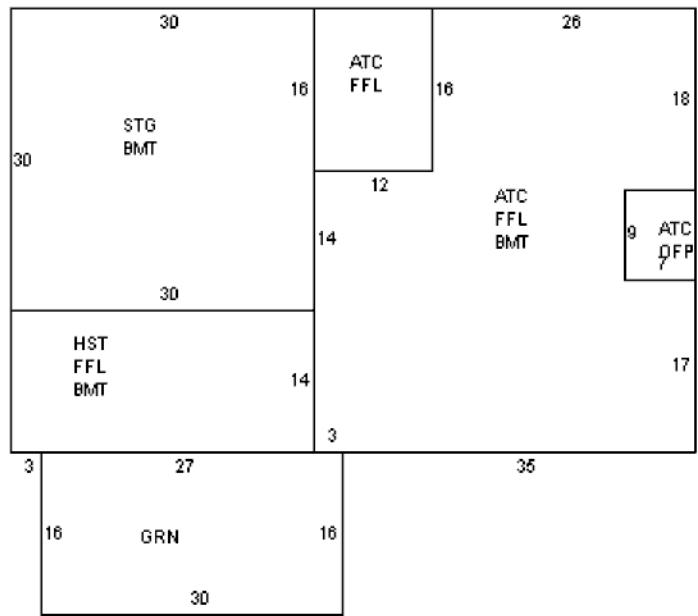
RES BREAKDOWN

Table for breakdown: No Unit, RMS, BRS, FL. Totals: 1, 4, 1.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: , Juris. Factor: , Val/Su Fin: 107.37, Special Features: 0, Val/Su Net: 42.52, Final Total: 294300, Val/Su SzAd: 131.44.

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,921, Total: 361,846.

SUB AREA DETAIL

Table for sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

