



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	ENGLAND III TR DANIEL
Owner 2:	ENGLAND TR JO ANN
Owner 3:	D ENGLAND TRST/JA ENGLAND TRST
Street 1:	22 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ENGLAND III - DANIEL
Owner 2:	ENGLAND - JO ANN
Street 1:	22 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1817, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 3 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,295,100		2.200	807,700	2,102,800
Total Card	1,295,100		2.200	807,700	2,102,800
Total Parcel	1,425,700		2.200	807,700	2,233,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	342.62	/Parcel:	318.17

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/18/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,425,700	0	2.2	807,700	2,233,400	2,233,400	Year End Roll	9/28/2017
2017	101	FV	1,296,000	0	2.2	807,700	2,103,700	2,103,700	Year End Roll	9/29/2016
2016	101	FV	1,256,900	0	2.2	755,700	2,012,600	2,012,600	Year End Roll	1/14/2016
2015	101	FV	1,192,200	0	2.2	700,500	1,892,700	1,892,700	Year End	10/2/2014
2014	101	FV	1,148,500	0	2.2	690,900	1,839,400	1,839,400	Year End Roll	1/23/2014
2013	101	FV	1,122,200	0	2.23	671,800	1,794,000	1,794,000	Year End Roll	10/25/2012
2012	101	FV	1,016,300	0	2.23	691,800	1,708,100	1,708,100	Year End	1/26/2012
2011	101	FV	1,060,400	0	2.23	738,200	1,798,600	1,798,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENGLAND III,DAN	69650-151		7/24/2017	CONVENIENC		1	No	No		
SCHUERHOFF CHAR	44414-422		1/3/2005	CHD>SALE	1960000	No	No			
DONALDSON DAVID	26455-556		6/28/1996		1050000	No	No			
DONALDSON, LYNN	24777-411		8/12/1994	FAMILY		1	No	No		
ASTRID DONALSON	12744-486		12/31/1974	FAMILY	90000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/10/2016	6364	MANUAL		C	8/2/2016			Amend bldg permit
3/10/2016	6364	RENO-ADD	8,000	C	5/30/2017			Construct a canopy
2/3/2016	6342	RENOVATI	45,000	C	8/2/2016			Remodel 2 bathroom
1/21/2016	6330	MANUAL	20,000	C				Amend permit #6113
6/15/2015	6115	WINDOWS	11,163	C				Replace 7 windows
6/12/2015	6113	RENOVATI	40,000	C				Repair sill & rein
11/3/2011	4921	MANUAL	1,000	C				replace gas furnac
10/13/2011	4893	WINDOWS	4,468	C				replace 3 windows
9/20/2011	4862	RENOVATI	154,286	C	6/18/2012			reno carriage hous
8/8/2011	4814	RENOVATI	65,000	C	6/18/2012			interior 2nd floor

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2016	PERMIT VISIT	618	G BOURGAULT
6/18/2012	MEAS+INSPCTD	25	D ERSKINE
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	PERMIT VISIT	615	D VELUTTI
4/13/2006	MEAS+INSPCTD	100	B MORGAN
12/1/2005	MEAS/EXT INS	615	D VELUTTI
5/27/2005	MEAS/EXT INS	615	D VELUTTI
2/28/2001	M&L COMPLETE	613	M COLE
6/4/1998	MEAS+INSPCTD	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2A - 2A, (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: .

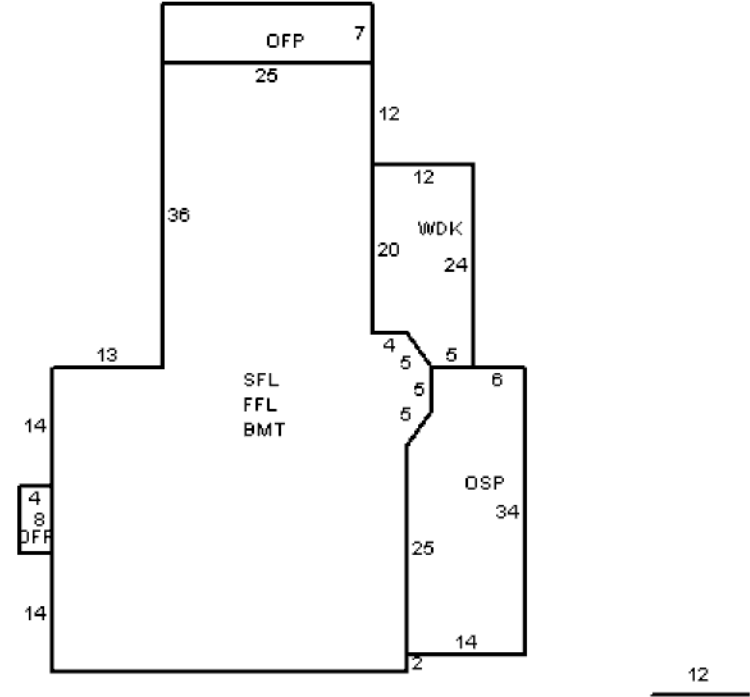
BATH FEATURES

Table with bath features: Full Bath: 3, Rating: VERY GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 3, Rating: VERY GOOD, A HBth: , Rating: , OthrFix: 2, Rating: VERY GOOD.

COMMENTS

SEC 14 ACC APT SAMUEL HOAR HOUSE. 7/24/17 AN UNDIVIDED ONE-HALF (1/2) INTEREST UNTO DANIEL ENGLAND III & JO ANN ENGLAND, TRUSTEES OF DANIEL ENGLAND III REVOCABLE TRUST DATED 8/31/2000. 7/24/17 AN UNDIVIDED ONE-HALF (1

SKETCH



GENERAL INFORMATION

Table with general information: Grade: A - VERY GOOD, Year Blt: 1817, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with residential grid data: 1st Res Grid, Desc: Line 1, # Units 1. Includes columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 11, BRs: 5, Baths: 3, HB 3.

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 11, 5.

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: 3 - HARDWOOD, 25%, Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 17%, Functional: , Economic: , Special: , Override: . Total: 17%.

Table with interior details: 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 99.00, Size Adj.: 0.87219959, Const Adj.: 1.00979996, Adj \$ / SQ: 87.194, Other Features: 153148, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1560331, Depreciation: 265256, Depreciated Total: 1295075.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary: WtAv\$/SQ: , AvRate: , Ind.Val: 0.00000. Final Total: 1295100, Val/Su SzAd: 263.77.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area: 8,293, Total: 540,332.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Example: BMT, 100, FLA, 50, A.

SPEC FEATURES/YARD ITEMS

Large table with columns: 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.

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

IMAGE

AssessPro Patriot Properties, Inc

