



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	DARLING THOMAS W
Owner 2:	DARLING JILLIAN R HOSFORD
Owner 3:	
Street 1:	7 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOLLINGSWORTH SUSAN H -
Owner 2:	HOLLINGSWORTH MARK JR -
Street 1:	15700 SOUTH PARK BLVD
Twn/City:	SHAKER HEIGHTS
St/Prov:	OH Cntry
Postal:	44120 Type:

NARRATIVE DESCRIPTION

This Parcel contains 2.227 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1789, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	8.08	1.000	R4									646,400						646,400	
132	UNDEV		0.39		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									2,340						2,300	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,229,600	11,800	1.837	646,400	1,887,800		0
132			0.390	2,300	2,300		GIS Ref
Total Card							1,229,600
Total Parcel							1,229,600
Source: Market Adj Cost							Total Value per SQ unit /Card: 367.30 /Parcel: 367.30
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,229,600	11800	2.227	648,700	1,890,100	1,890,100	Year End Roll	9/28/2017
2017	101	FV	1,110,800	11800	2.227	642,300	1,764,900	1,764,900	Year End Roll	9/29/2016
2016	101	FV	1,074,400	11800	2.227	623,900	1,710,100	1,710,100	Year End Roll	1/14/2016
2015	101	FV	1,009,700	11800	2.227	577,500	1,599,000	1,599,000	Year End	10/2/2014
2014	101	FV	963,500	11800	2.227	538,300	1,513,600	1,513,600	Year End Roll	1/23/2014
2013	101	FV	935,700	11800	2.227	522,300	1,469,800	1,469,800	Year End Roll	10/25/2012
2012	101	FV	935,700	11800	2.222	497,600	1,445,100	1,445,100	Year End	1/26/2012
2011	101	FV	982,000	9900	2.222	514,300	1,506,200	1,506,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOLLINGSWORTH S	45840-532		8/11/2005		1708000	No	No			
HODGSON, NICHOL	24841-53		9/7/1994		937500	No	No			
WINTHROP + HALL	16397-486		8/29/1985		715000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/17/2009	4275	RENO-ADD	764,417	C	6/14/2011			kitchen addition;
9/26/2007	3775	RENOVATI	65,448	C	5/15/2008			remove 1 bth & ren
10/20/1998	1554	ROOF		C	2/20/1999			
7/29/1998	1473	RENOVATI	39,000	C	2/20/1999			RM BATH, DEN
1/13/1995	658-95	MANUAL	2,500	C	7/18/1995			FR DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2011	PERMIT VISIT	618	G BOURGAULT
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	B MORGAN
11/19/2005	MEAS+INSPCTD	615	D VELUTTI
2/20/1999	MEAS+INSPCTD	602	D TUCKER
3/28/1996	MEAS+INSPCTD	606	J SMITH
7/27/1995	INSPECTED	600	PA
7/18/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	1 - WOOD SHI 50%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1789	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:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	13 - RADIANT EL		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

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
3	GARAGE	D	Y		1 690	A	AV	1950	36.00	T	60	101			9,900			9,900
19	PATIO	D	Y		1 240	G	GD	2011	8.75	T	10	101			1,900			1,900

BATH FEATURES

Full Bath:	4	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

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	99.00
Size Adj.:	0.86659539
Const Adj.:	1.02424026
Adj \$ / SQ:	87.873
Other Features:	84051
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1322099
Depreciation:	92547
Depreciated Total:	1229552

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1129700.000
Juris. Factor:		Val/Su Fin:	238.94	
Special Features:	0	Val/Su Net:	155.76	
Final Total:	1229600	Val/Su SzAd:	238.94	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1129700.000
Juris. Factor:		Val/Su Fin:	238.94	
Special Features:	0	Val/Su Net:	155.76	
Final Total:	1229600	Val/Su SzAd:	238.94	

COMMENTS

OLDEST HOUSE IN LINCOLN
ADAMS-TARBELL HSE PCR 1/6/86 BK16692
PG273.

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:	11	BRs:	4	Baths:	4	HB	1					

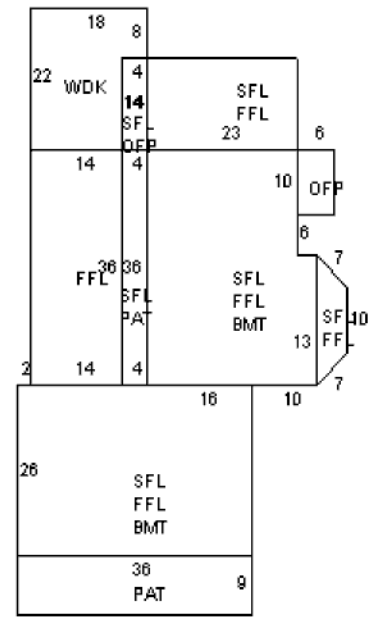
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

SKETCH



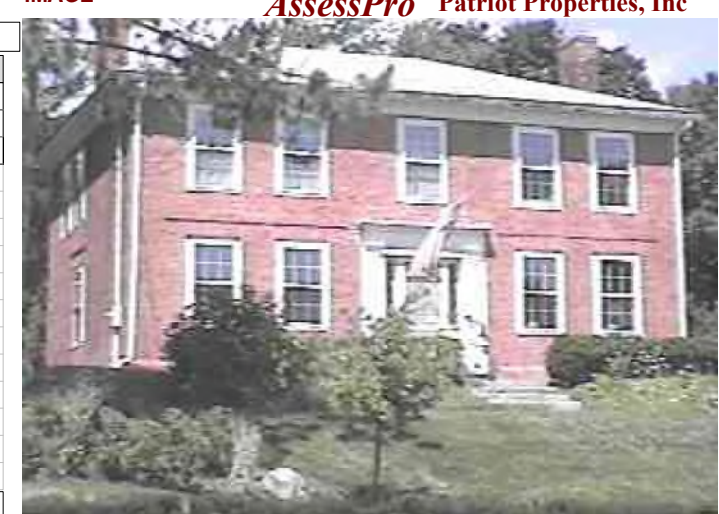
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,725	87.870	239,453	
SFL	2ND FLOOR	2,421	87.870	212,740	
BMT	BASEMENT	1,824	21.970	40,070	
PAT	PATIO	468	7.000	3,276	
WDK	WOOD DECK	340	18.440	6,270	
OFFP	OPEN PORCH	116	15.000	1,740	
Net Sketched Area:		7,894	Total:	503,549	
Size Ad	5146	Gross Area	7894	FinArea	5146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	11,800	Total Special Features:		Total:	11,800
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