



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	MOYNIHAN TIMOTHY J
Owner 2:	MOYNIHAN JESSIE A
Owner 3:	
Street 1:	2 SANDY POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SPRING TYLER -
Owner 2:	MORSE SHELLEY H -
Street 1:	2 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1775, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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				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		23958		SQUARE FE	PRIME SITE		0	8.08	2.637	R4									510,554						510,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	913,300	6,700	0.550	510,600	1,430,600
Total Card	913,300	6,700	0.550	510,600	1,430,600
Total Parcel	913,300	6,700	0.550	510,600	1,430,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		400.95	/Parcel: 400.95

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/25/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	913,300	6700	.55	510,600	1,430,600	1,430,600	Year End Roll	9/28/2017
2017	101	FV	825,400	6700	.55	505,500	1,337,600	1,337,600	Year End Roll	9/29/2016
2016	101	FV	798,800	6700	.55	491,000	1,296,500	1,296,500	Year End Roll	1/14/2016
2015	101	FV	753,500	6700	.55	454,300	1,214,500	1,214,500	Year End	10/2/2014
2014	101	FV	721,100	6700	.55	423,400	1,151,200	1,151,200	Year End Roll	1/23/2014
2013	101	FV	701,700	6700	.55	410,700	1,119,100	1,119,100	Year End Roll	10/25/2012
2012	101	FV	698,600	13500	.55	426,500	1,138,600	1,138,600	Year End	1/26/2012
2011	101	FV	731,000	13500	.55	441,000	1,185,500	1,185,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SPRING TYLER,	50273-85		10/26/2007		1200000	No	No	
MULLIGAN RICHA	43082-302		6/18/2004		1450000	No	No	
GEORGE/BARBARA	21403-470		9/9/1991		602000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPRING TYLER,	50273-85		10/26/2007		1200000	No	No			
MULLIGAN RICHA	43082-302		6/18/2004		1450000	No	No			
GEORGE/BARBARA	21403-470		9/9/1991		602000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/12/2017	6661	BARN	8,975	O				Waterproof barn &
12/27/2011	4955	ROOF		C				strip & re-roof dw
6/15/2011	4760	RENOVATI	9,500	C				remove damaged sid
6/24/1996	985-96	ROOF	18,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
5/9/2005	MEAS/EXT INS	600	PA
9/22/2001	M&L COMPLETE	613	M COLE
6/24/1997	MEAS/EXT INS	602	D TUCKER
3/6/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1775	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:	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

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
32	BARN/LFT	D	Y	1	748	A	FR	1850	45.00	T	80	101			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Features:		Total:	6,700
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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:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.91816145
Const Adj.:	1.01989794
Adj \$ / SQ:	92.707
Other Features:	93749
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1100309
Depreciation:	187053
Depreciated Total:	913256

COMMENTS

EDMUND WHEELER HSE/BARN.

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:	9	BR:	4	Bath:	3	HB:	1					

REMODELING

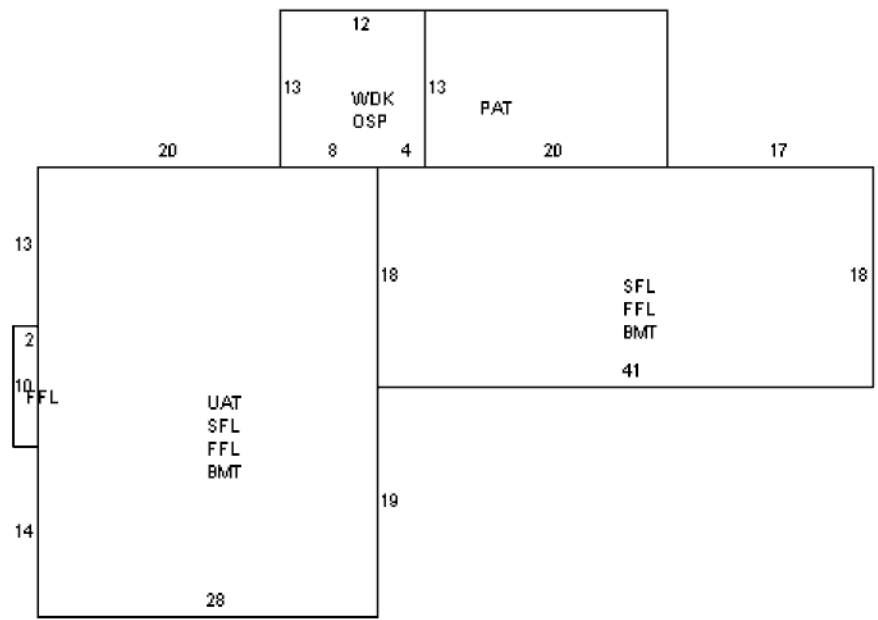
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1416845.378
Juris. Factor:		Val/Su Fin:	255.97		
Special Features:	0	Val/Su Net:	150.49		
Final Total:	913300	Val/Su SzAd:	255.97		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,794	92.710	166,316	
BMT	BASEMENT	1,774	23.180	41,115	
SFL	2ND FLOOR	1,774	92.710	164,462	
PAT	PATIO	260	7.000	1,820	
OSP	SCRN PORCH	156	22.500	3,510	
WDK	WOOD DECK	156	23.380	3,648	
UAT	UNF ATTIC	155	92.710	14,407	
Net Sketched Area: 6,069		Total:		395,278	
Size Ad	3568	Gross Area	6950	FinArea	3568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

143 9 0