

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOSTON UNIBO CORP		
Owner 2:			
Owner 3:			
Street 1:	472 LOWELL STREET		
Street 2:			
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02420-2263		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 12.011 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1908, Having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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	R6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	405,700	18,600	0.000		424,300
Total Card	405,700	18,600	0.000		424,300
Total Parcel	3,445,200	43,000	12.011	1,048,000	4,536,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		191.26	/Parcel: 312.64

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
12/21/1995	ENTRY DENIED	606	J SMITH

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

Total:		Spl Credit		Total:	
--------	--	------------	--	--------	--



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	67 1 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	21:25:13

LAST REV

Date	Time
03/23/18	14:19:52

blakeley
1830

EXTERIOR INFORMATION

Type:	22	- CONVENT'NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	2	- SLATE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1908	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	E	- EXTNSIVE
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	1	- EXTENSIVE
Insulation:	3	- EXTENSIVE
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
37	STABLE	M	Y	1	693	E	EX	1910	28.00	T	4	101			18,600			18,600
More: N				Total Yard Items:		43,000		Total Special Features:				Total:		43,000				

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:		Rating:
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:	89.00
Size Adj.:	1.02045298
Const Adj.:	1.02969301
Adj \$ / SQ:	93.517
Other Features:	42750
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	488752
Depreciation:	83088
Depreciated Total:	405664

COMMENTS

ACCESSORY APT IN CARRIGE HOUSE .

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: 4	BRs: 2	Baths: 1	HB						

REMODELING

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	4	2

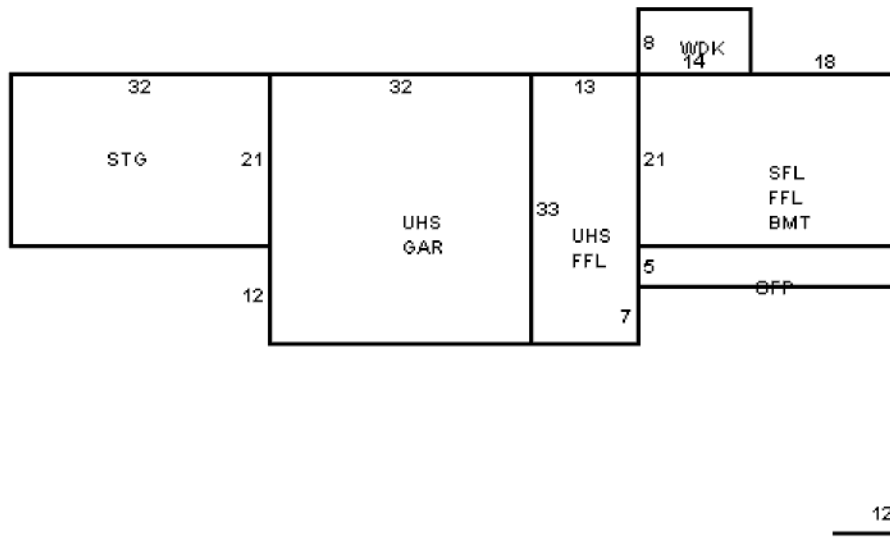
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	182.83	
Special Features:	0	Val/Su Net:	82.95	
Final Total:	405700	Val/Su SzAd:	182.87	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,101	93.520	102,962	
GAR	GARAGE	1,056	36.000	38,016	
BMT	BASEMENT	672	23.380	15,711	
SFL	2ND FLOOR	672	93.520	62,843	
STG	STORAGE	672	15.000	10,080	
UHS	UNFIN HST	446	93.520	41,662	
OFFP	OPEN PORCH	160	15.000	2,400	
WDK	WOOD DECK	112	26.970	3,021	
Net Sketched Area:		4,891	Total:	276,695	
Size Ad	2218.5000	Gross Area	5930	FinArea	2219

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

