

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BASSETT KENNETH E
Owner 2:	LORENZ MARY HELEN
Owner 3:	
Street 1:	37 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	BRAASCH - JOHN W
Owner 2:	C/O WILLIAM BRAASCH -
Street 1:	33 NORTH THETFORD ROAD
Twn/City:	LYME
St/Prov:	NH Cntry
Postal:	03768

NARRATIVE DESCRIPTION

This Parcel contains 1.316 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		57333		SQUARE FE	PRIME SITE		0	8.08	1.277	R4									591,455						591,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	404,900	900	1.316	591,500	997,300	1238
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 375.91						/Parcel: 375.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	404,900	900	1.316	591,500	997,300	997,300	Year End Roll	9/28/2017
2017	101	FV	398,100	900	1.316	585,600	984,600	984,600	Year End Roll	9/29/2016
2016	101	FV	387,000	900	1.316	568,800	956,700	956,700	Year End Roll	1/14/2016
2015	101	FV	377,000	900	1.316	526,300	904,200	904,200	Year End	10/2/2014
2014	101	FV	350,300	900	1.316	490,400	841,600	841,600	Year End Roll	1/23/2014
2013	101	FV	343,700	900	1.316	475,800	820,400	820,400	Year End Roll	10/25/2012
2012	101	FV	283,500	900	1.316	642,300	926,700	926,700	Year End	1/26/2012
2011	101	FV	289,000	900	1.316	664,200	954,100	954,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAASCH,JOHN W	71472-295		8/15/2018		1050000	No	No			
SWIFT PHYLLIS C	30922-67		12/1/1999	CHD>SALE	737000	No	No			
	13349-369		12/8/1977		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2000	1891	MANUAL	80,000	C	6/22/2000			family room & kitc

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
6/23/2001	MEAS+INSPCTD	614	S FOLEY
6/22/2000	MEAS+INSPCTD	611	P MULHERN
5/8/1999	M&L COMPLETE	602	D TUCKER
9/28/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.31618	Total SF/SM:	57332.80	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	591,455	SpI Credit:		Total:	591,500
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**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicit:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

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:	3 - FORCED H/W		
# 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
2	SHED/FR	D	Y	1	200		A	AV	1979	15.00	T	70	101		900			900

More:	N	Total Yard Items:	900	Total Special Features:		Total:	900
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.97615910
Const Adj.:	1.01999998
Adj \$ / SQ:	90.607
Other Features:	66929
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	482007
Depreciation:	77121
Depreciated Total:	404886

**COMMENTS**

APT.

**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:	8	BRs:	3	Baths:	3	HB						

**REMODELING**

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

**RES BREAKDOWN**

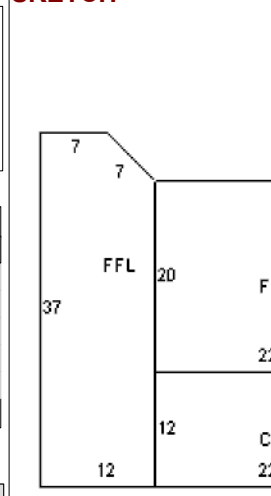
No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	901692.3232
Juris. Factor:			Val/Su Fin:	152.62	
Special Features:	0		Val/Su Net:	132.97	
Final Total:	404900		Val/Su SzAd:	152.62	

**PARCEL ID**

145 37 0
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,653	90.610	240,381	
CPT	CARPORT	264	22.000	5,808	
OFF	OPEN PORCH	128	15.000	1,920	
Net Sketched Area:		3,045	Total:	248,109	
Size Ad	2653	Gross Area	3045	FinArea	2653

**IMAGE****SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten