



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEVENSON ANDREW L
Owner 2:	
Owner 3:	
Street 1:	9 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

Owner 1:	ROTHENBERG ANN -
Owner 2:	-
Street 1:	9 PAGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2805

NARRATIVE DESCRIPTION

This Parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 3 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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 Infru	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	
101	ONE FAM		0.63337		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,001						19,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,649,200		2.470	665,400	2,314,600	1247	0			
							GIS Ref			
							GIS Ref			
Total Card					1,649,200	2.470	665,400	2,314,600	Entered Lot Size	
Total Parcel					1,649,200	2.470	665,400	2,314,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		290.01	/Parcel:	290.01	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	1,649,200	0	2.47	665,400	2,314,600	2,314,600	Year End Roll	9/28/2017
2017	101	FV	1,465,000	0	2.47	659,000	2,124,000	2,124,000	Year End Roll	9/29/2016
2016	101	FV	1,404,800	0	2.47	640,600	2,045,400	2,045,400	Year End Roll	1/14/2016
2015	101	FV	1,392,600	0	2.47	594,200	1,986,800	1,986,800	Year End	10/2/2014
2014	101	FV	1,307,000	0	2.47	555,000	1,862,000	1,862,000	Year End Roll	1/23/2014
2013	101	FV	767,600	1200	2.47	539,000	1,307,800	1,307,800	Year End Roll	10/25/2012
2012	101	FV	441,400	1200	2.47	903,000	1,345,600	1,345,600	Year End	1/26/2012
2011	101	FV	449,500	1200	2.47	963,300	1,414,000	1,414,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROTHENBERG ANN,	47816-398		7/17/2006		1680000	No	No			
GILLIS JOHN G,	31276-134		3/30/2000		1295000	No	No			
GILLIS JOHN G.	24364-329		3/17/1994	FAMILY	0	No	No		LOT B	
GILLIS JOHN G.	17764-368		1/8/1987	FAMILY	160000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2016	6472	SOLAR PA	69,000	C	8/9/2016			install roof mount
5/14/2012	5035	RENOVATI	49,000	C	6/24/2013			install sheet meta
10/25/2011	4909	RENO-ADD	900,000	C	4/17/2013			
6/14/2011	4756	MANUAL	50,000	C	6/26/2012			Selective demo and
5/30/2003	2707	RENOVATI	25,000	C	7/24/2006			rep dk, add frt en
6/5/2002	2507	MANUAL	110,000	C	6/21/2003			reno kitchen & rep
1/12/1998	1330	GARAGE	3,500	C	6/9/1998			REMOVE GARAGE COLU
1/31/1996	891-96	MANUAL		C	6/19/1996			SHELTER

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
1/10/2011	MEAS/EXT INS	25	D ERSKINE
7/24/2006	MEAS/EXT INS	100	B MORGAN
5/21/2005	MEAS/EXT INS	615	D VELUTTI
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
5/8/1999	M&L COMPLETE	602	D TUCKER
6/9/1998	MEAS/EXT INS	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2H - 2H, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1936, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdic:, Fact:., Const Mod:, Lump Sum Adj:

INTERIOR INFORMATION

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

Table with electrical and heating info: Bsmnt Gar: 2, 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: Yes, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

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

Summary row: More: N, Total Yard Items:, Total Special Features:, Total:

BATH FEATURES

Table with bath features: Full Bath: 5, Rating: GOOD, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth:, Rating:, 1/2 Bath: 3, Rating: GOOD, A HBth:, Rating:, OthrFix: 6, Rating: GOOD

OTHER FEATURES

Table with other features: Kits: 1, Rating: EXCELLENT, A Kits:, Rating:, Frpl: 4, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 88.00, Size Adj.: 0.82730961, Const Adj.: 1.01999998, Adj \$ / SQ: 74.259, Other Features: 167690, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1986977, Depreciation: 337786, Depreciated Total: 1649191

COMMENTS

LOT A BK 17764 PG 368 LOT B, BK 24364 PG 329

RESIDENTIAL GRID

Table with 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: 12, BRs: 4, Baths: 5, HB: 3

REMODELING

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

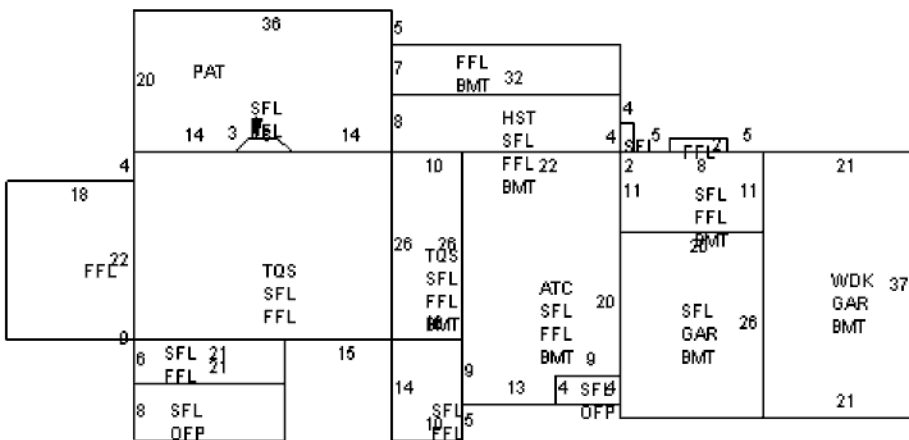
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 12, 4

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ:, AvRate:, Ind.Val: 1262100.000, Juris. Factor:, Val/Su Fin: 206.64, Special Features: 0, Val/Su Net: 118.15, Final Total: 1649200, Val/Su SzAd: 212.50

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

