

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARCKS RONALD H
Owner 2:	MARCKS BARBARA W
Owner 3:	
Street 1:	33 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2805 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.41 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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	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		61419		SQUARE FE	PRIME SITE		0	8.08	1.212	R4									601,360						601,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	264,600	18,100	1.410	601,400	884,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 328.76						/Parcel: 328.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	264,600	18100	1.41	601,400	884,100	884,100	Year End Roll	9/28/2017
2017	101	FV	264,600	18100	1.41	595,400	878,100	878,100	Year End Roll	9/29/2016
2016	101	FV	261,800	18100	1.41	578,300	858,200	858,200	Year End Roll	1/14/2016
2015	101	FV	250,700	18100	1.41	535,100	803,900	803,900	Year End	10/2/2014
2014	101	FV	250,100	26300	1.41	498,700	775,100	775,100	Year End Roll	1/23/2014
2013	101	FV	244,400	26300	1.41	483,800	754,500	754,500	Year End Roll	10/25/2012
2012	101	FV	262,500	26300	1.41	502,400	791,200	791,200	Year End	1/26/2012
2011	101	FV	268,700	26300	1.41	519,500	814,500	814,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12044-641		7/19/1971		32000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/7/2017	6909	ROOF	12,000	C				Strip & re-roof dw
10/24/2013	5582	ROOF	4,000	C				strip & re-roof de

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/26/1999	M&L COMPLETE	602	D TUCKER
9/29/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1972
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
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:	5 - LINO/VINYL 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# 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
3	GARAGE	D	Y	1	25x30	A	AV	1987	36.00	T	33	101			18,100			18,100

More: N Total Yard Items: 18,100 Total Special Features: Total: 18,100

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:	2	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	25%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.8%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.10756850
Const Adj.:	0.98490000
Adj \$ / SQ:	85.086
Other Features:	51000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	356573
Depreciation:	91996
Depreciated Total:	264577

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	10	BR:	4	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

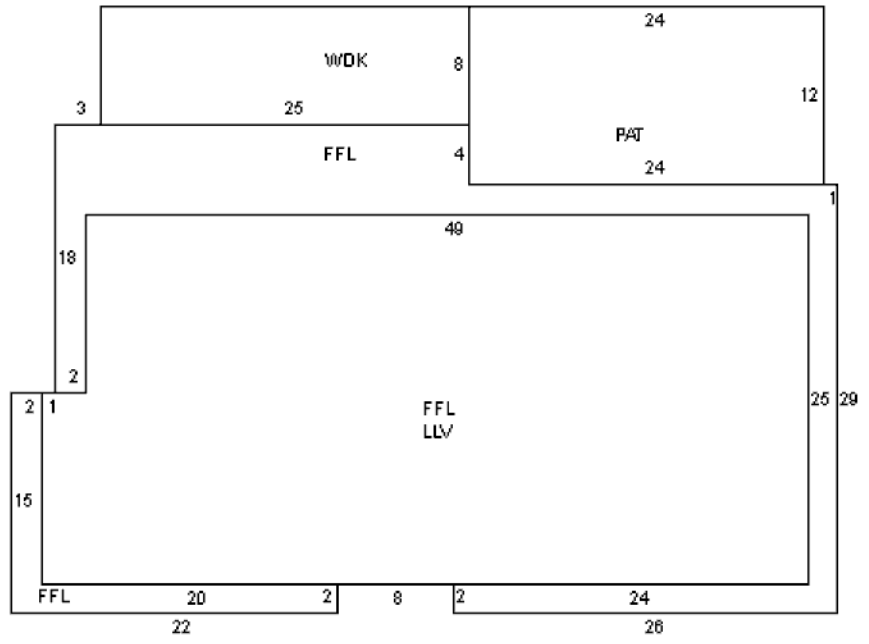
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				815389.4523
Juris. Factor:				98.40
Special Features:	0			77.14
Final Total:	264600			157.69

PARCEL ID 145 34 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,678	85.090	142,774	
LLV	LOWR LEVEL	1,264	93.590	118,303	
PAT	PATIO	288	7.000	2,016	
WDK	WOOD DECK	200	21.380	4,275	
Net Sketched Area:		3,430	Total:	267,368	
Size Ad	1678	Gross Area	3430	FinArea	2689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	0

IMAGE



AssessPro Patriot Properties, Inc