



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
37		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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.51 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1875, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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:				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		65775		SQUARE FE	PRIME SITE		0	8.08	1.151	R4									611,919						611,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	886,900	40,800	1.510	611,900	1,539,600
Total Card		886,900	40,800	1.510	611,900
Total Parcel		886,900	40,800	1.510	611,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 375.97		/Parcel: 375.97	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	886,900	40800	1.51	611,900	1,539,600	1,539,600	Year End Roll	9/28/2017
2017	101	FV	801,500	40800	1.51	605,900	1,448,200	1,448,200	Year End Roll	9/29/2016
2016	101	FV	775,700	40800	1.51	588,400	1,404,900	1,404,900	Year End Roll	1/14/2016
2015	101	FV	731,300	40800	1.51	544,500	1,316,600	1,316,600	Year End	10/2/2014
2014	101	FV	749,100	13900	1.51	507,400	1,270,400	1,270,400	Year End Roll	1/23/2014
2013	101	FV	730,100	13900	1.51	492,300	1,236,300	1,236,300	Year End Roll	10/25/2012
2012	101	FV	730,100	13900	1.51	511,200	1,255,200	1,255,200	Year End	1/26/2012
2011	101	FV	762,900	13900	1.51	528,600	1,305,400	1,305,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BASSETT, KENNET	27190-517		4/7/1997	CONVENIENC	99	No	No			
CAROLINE BASSET	12838-164		8/4/1975	FAMILY	7500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/31/2013	5496	ROOF	20,000	C				strip and re-roof
9/20/2006	3520	RENOVATI	27,000	C	6/7/2007			raise room;fram ne
11/16/1998	1582	ADDITION	275,000	C	5/26/1999			add main hse, new
6/9/1997	1203	FENCE	1,300	C	6/4/2000			6/4/00 owner has n

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	B MORGAN
2/20/2004	MEAS+INSPCTD	600	PA
6/4/2000	MEAS+INSPCTD	611	P MULHERN
5/26/1999	M&L COMPLETE	602	D TUCKER
12/6/1995	ABATE-INSPEC	600	PA
9/29/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.50999	Total SF/SM: 65775.16	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 611,919	Spl Credit	Total: 611,900
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**EXTERIOR INFORMATION**

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

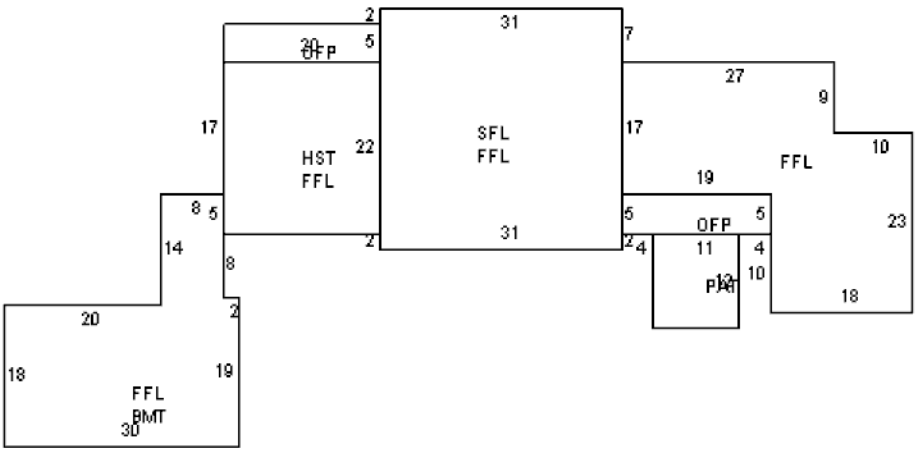
**BATH FEATURES**

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:	2	Rating:	GOOD

**COMMENTS**

BUILT 1860 COMPLETE REMOD 1980-85 1994  
NEW HEATING SYSTEM. NEW SEPTIC 1998 ON  
PARCEL 68-23-0 .

**SKETCH**



**GENERAL INFORMATION**

Grade:	A	- VERY GOOD	
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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:	10	BR:	4	Bath:	3	HB:	1				

**REMODELING**

Exterior:	
Interior:	1982
Additions:	1999
Kitchen:	1980
Baths:	
Plumbing:	
Electric:	
Heating:	2000
General:	

**RES BREAKDOWN**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	3 - HARDWOOD 30%
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,864	90.890	260,319	
SFL	2ND FLOOR	913	90.890	82,981	
BMT	BASEMENT	654	22.720	14,861	
HST	HALF STORY	220	90.890	19,997	
OFFP	OPEN PORCH	195	15.000	2,925	
PAT	PATIO	132	7.000	924	
Net Sketched Area:		4,978	Total:	382,007	
Size Ad	3996.9500	Gross Area	5246	FinArea	4095

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	OFC	15	A	
SFL	95				

**CALC SUMMARY**

Basic \$ / SQ:	99.00
Size Adj.:	0.90011448
Const Adj.:	1.01999998
Adj \$ / SQ:	90.894
Other Features:	92893
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1068526
Depreciation:	181649
Depreciated Total:	886877

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	216.58	
Special Features:	0	Val/Su Net:	178.16	
Final Total:	886900	Val/Su SzAd	221.89	

**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	24x30	V	AG	1975	54.00	T	0	101			38,900			38,900
66	CANOPY	A	Y	1	12x16	V	AV	1975	33.00	T	70	101			1,900			1,900

**IMAGE**



*AssessPro* Patriot Properties, Inc

More:	N	Total Yard Items:	40,800	Total Special Features:		Total:	40,800
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