



PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	MIDDLETON NEIL B
Owner 2:	ALLEN SUSAN
Owner 3:	
Street 1:	45 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3302 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily CONC BLOCK Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	3	WATER
n				I		
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		74051.2		SQUARE FE	PRIME SITE		0	8.08	1.056	R4									631,980						632,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	279,500	14,800	1.700	632,000	926,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 338.44						/Parcel: 338.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	279,500	14800	1.7	632,000	926,300	926,300	Year End Roll	9/28/2017
2017	101	FV	276,600	14800	1.7	625,700	917,100	917,100	Year End Roll	9/29/2016
2016	101	FV	273,700	14800	1.7	607,700	896,200	896,200	Year End Roll	1/14/2016
2015	101	FV	267,800	14800	1.7	562,400	845,000	845,000	Year End	10/2/2014
2014	101	FV	254,000	14800	1.7	524,000	792,800	792,800	Year End Roll	1/23/2014
2013	101	FV	248,200	14800	1.68	506,700	769,700	769,700	Year End Roll	10/25/2012
2012	101	FV	267,400	14800	1.68	526,200	808,400	808,400	Year End	1/26/2012
2011	101	FV	277,000	14800	1.68	544,100	835,900	835,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GELWICKS, JAMES	25494-77		7/18/1995		485000	No	No			
GELWICKS + MULK	24189-310		1/21/1994	FAMILY		1	No	No		
HARRISON ELIZA	22678-201		12/1/1992		380000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/6/2006	3348	RENOVATI	110,000	C	6/23/2006			kit,bath&officeind

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	100	B MORGAN
6/23/2006	PERMIT VISIT	615	D VELUTTI
12/9/2000	M&L COMPLETE	613	M COLE
10/2/1995	MEAS+INSPCTD	606	J SMITH
6/29/1994	FIELDREV CHG	600	PA
12/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type (19 - RANCH), Sty Ht (1 - 1), (Liv) Units (1), Total (1), Foundation (2 - CONC BLOCK), Frame (3 - CONCRETE), Prime Wall (21 - CONC BLOCK), Sec Wall, Roof Struct (1 - GABLE), Roof Cover (4 - TAR+GRAVEL), Color, View / Desir.

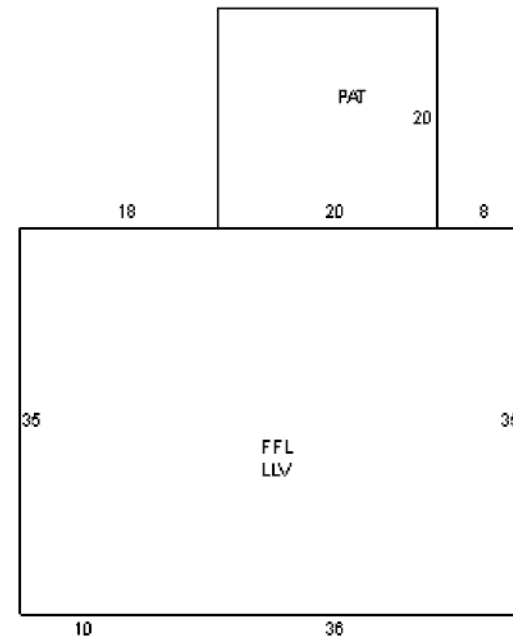
BATH FEATURES

Table with bath features: Full Bath (2), Rating (AVERAGE), A Bath, Rating, 3/4 Bath, Rating, 1/2 Bath (1), Rating (AVERAGE), A HBth, Rating, OthrFix (1), Rating (AVERAGE).

COMMENTS

Large empty box for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade (C - AVERAGE), Year Blt (1955), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

CONDO INFORMATION

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

RESIDENTIAL GRID

Grid table with columns: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 9, BRs: 3, Baths: 2, HB 1.

REMODELING

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

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 9, 3.

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 (15 - CARPET, 50%), Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), 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).

DEPRECIATION

Table with depreciation: Phys Cond (GD - Good, 22%), Functional, Economic, Special, Override, Total (22.8%).

CALC SUMMARY

Summary table: Basic \$ / SQ (75.00), Size Adj (1.12267077), Const Adj (1.02989697), Adj \$ / SQ (86.718), Other Features (76500), Grade Factor (1.00), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (362021), Depreciation (82541), Depreciated Total (279480).

COMPARABLE SALES

Table for comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val (351200.0000), Final Total (279500), Val/Su Net (77.21), Val/Su SzAd (173.60).

SUB AREA

Table for sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area (3,620), Total (285,521).

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features: 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. Includes GARAGE (3).

Summary row: More: N, Total Yard Items: 14,800, Total Special Features, Total: 14,800.

IMAGE

AssessPro Patriot Properties, Inc

