



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	RAWLS DEREK B
Owner 2:	RAWLS ROBIN S
Owner 3:	
Street 1:	36 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2009 Type:

PREVIOUS OWNER

Owner 1:	MCKEE - PATRICIA E
Owner 2:	JENNINGS - ROBERT C
Street 1:	36 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2009

NARRATIVE DESCRIPTION

This Parcel contains .4 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	B	CESSPL
o	R1	Residential	100	t		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		17424		SQUARE FE	PRIME SITE		0	8.08	3.514	R4									494,716						494,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	287,400	1,200	0.400	494,700	783,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 415.76						/Parcel: 415.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	287,400	1200	.4	494,700	783,300	783,300	Year End Roll	9/28/2017
2017	101	FV	276,000	1200	.4	489,800	767,000	767,000	Year End Roll	9/29/2016
2016	101	FV	267,400	1200	.4	475,700	744,300	744,300	Year End Roll	1/14/2016
2015	101	FV	258,400	1200	.4	440,200	699,800	699,800	Year End	10/2/2014
2014	101	FV	256,200	1200	.4	410,200	667,600	667,600	Year End Roll	1/23/2014
2013	101	FV	251,600	1200	.4	398,000	650,800	650,800	Year End Roll	10/25/2012
2012	101	FV	251,600	1200	.4	413,300	666,100	666,100	Year End	1/26/2012
2011	101	FV	258,400	1200	.4	427,400	687,000	687,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCKEE,PATRICIA	64123-246		8/22/2014		825000	No	No			
GOODSPEED JACQU	23313-256		6/16/1993		268400	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/12/2011	4786	ROOF	15,000	C				strip & re-roof
5/10/2004	2912	MANUAL	45,000	C	6/26/2004			install windows &
4/16/1996	927-96	RENO-ADD	135,000	C	7/16/1997			
9/9/1994	562-94	ROOF		C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
7/16/1997	MEAS/EXT INS	600	PA
3/28/1996	MEAS/EXT INS	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
11/30/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
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:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
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:	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	192	F	FR	1910	32.40	T	80	101			1,200			1,200

DEPRECIATION

Phys Cond:	GD - Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.06847131
Const Adj.:	1.00979996
Adj \$ / SQ:	96.026
Other Features:	77250
Grade Factor:	1.37
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	388436
Depreciation:	100993
Depreciated Total:	287443

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val: 612461.0998

Juris. Factor:	Val/Su Fin:	152.55
Special Features:	Val/Su Net:	98.19
Final Total:	Val/Su SzAd:	152.55

PARCEL ID 152 27 0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

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:	6	BR:	3
	Bath:	2	HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	6
	3

REMODELING RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMMENTS

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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,043	96.030	100,155	
BMT	BASEMENT	841	24.010	20,189	
SFL	2ND FLOOR	841	96.030	80,758	
WDK	WOOD DECK	156	23.380	3,648	
EFP	ENCL PORCH	40	36.000	1,440	
OFF	OPEN PORCH	6	15.000	90	
Net Sketched Area:		2,927	Total:	206,280	
Size Ad	1884	Gross Area	2927	FinArea	1884

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
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