



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'CONNOR JOHN T
Owner 2:	PETERSON PATRICE A
Owner 3:	
Street 1:	67 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3205 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1956, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,560						1,600	Wetland

Total AC/HA:	2.09655	Total SF/SM:	91325.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,960	Spl Credit		Total:	648,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	388,500		2.097	648,000	1,036,500		0
							GIS Ref
							GIS Ref
Total Card	388,500		2.097	648,000	1,036,500	Entered Lot Size	
Total Parcel	388,500		2.097	648,000	1,036,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	289.53	/Parcel:	289.53	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	388,500	0	2.097	648,000	1,036,500	1,036,500	Year End Roll	9/28/2017
2017	101	FV	370,900	0	2.097	641,600	1,012,500	1,012,500	Year End Roll	9/29/2016
2016	101	FV	358,900	0	2.097	623,200	982,100	982,100	Year End Roll	1/14/2016
2015	101	FV	355,700	0	2.097	576,800	932,500	932,500	Year End	10/2/2014
2014	101	FV	332,700	0	2.097	537,600	870,300	870,300	Year End Roll	1/23/2014
2013	101	FV	326,200	0	2.097	521,600	847,800	847,800	Year End Roll	10/25/2012
2012	101	FV	332,700	0	2.1	478,600	811,300	811,300	Year End	1/26/2012
2011	101	FV	339,300	0	2.1	494,700	834,000	834,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OCONNOR, JOHN T	24803-56		8/24/1994	FAMILY		1	No	No		
JOHN + MAUD OCO	15450-313		2/17/1984	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/24/2016	6445	RENOVATI	7,500	C	3/2/2017			Bathroom remodel
6/6/1995	739-95	MANUAL	10,000	C	5/7/1996			DECK
3/7/1995	675-95	MANUAL	34,000	C	8/23/1995			KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
5/7/1996	MEAS+INSPCTD	606	J SMITH
3/27/1996	MEAS/EXT INS	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	74 30 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	23:00:30

LAST REV

Date	Time
06/22/17	13:28:54

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2035

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1956	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:	2		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average		30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.6%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.96676302
Const Adj.:	1.01999998
Adj \$ / SQ:	86.777
Other Features:	86003
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	559798
Depreciation:	171298
Depreciated Total:	388500

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
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

COMMENTS

DR JOHN T OCONNOR, DENTIST .

RESIDENTIAL GRID

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

REMODELING RES BREAKDOWN

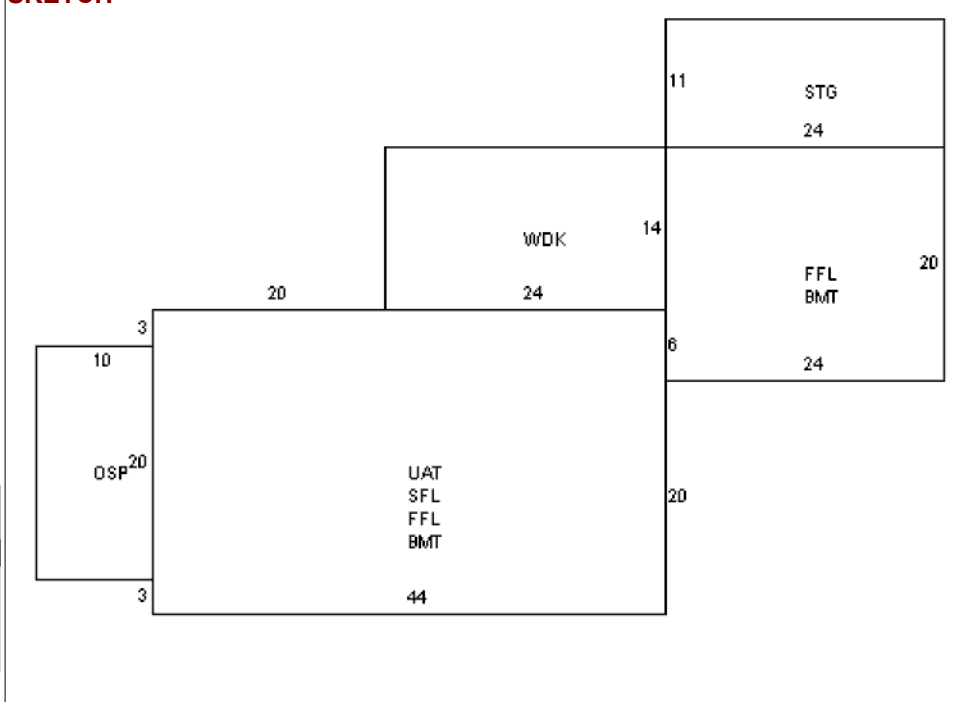
Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 152 55 0

SKETCH



SUB AREA SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	BASEMENT	1,624	32.540	52,847	BMT	100	RRM	50	A	0
FFL	1ST FLOOR	1,624	86.780	140,925	FFL	100	OFC	20	A	0
SFL	2ND FLOOR	1,144	86.780	99,272						
WDK	WOOD DECK	336	18.490	6,213						
STG	STORAGE	264	15.000	3,960						
OSP	SCRN PORCH	200	22.500	4,500						
UAT	UNF ATTIC	172	86.780	14,891						
Net Sketched Area:		5,364	Total:	322,608						
Size Ad	2768	Gross Area	6336	FinArea	3580					

IMAGE



More:	N	Total Yard Items:		Total Special Features:		Total:	
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