

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINTHROP ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	39 DEERHAVEN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEVEY TR - ELIZABETH
Owner 2:	-
Street 1:	C/O E. LEVEY 161 BIG BASIN ROAD
Twn/City:	MORETOWN
St/Prov:	VT Cntry
Postal:	05660 Type:

NARRATIVE DESCRIPTION

This Parcel contains 5.75 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 Infru	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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		3.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									109,890						109,900	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,500						1,500	Wetland

Total AC/HA:	5.74955	Total SF/SM:	250450.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	908,190	Spl Credit		Total:	908,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	348,900	27,100	5.750	908,200	1,284,200		0
							GIS Ref
							GIS Ref
Total Card	348,900	27,100	5.750	908,200	1,284,200	Entered Lot Size	
Total Parcel	348,900	27,100	5.750	908,200	1,284,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	458.81	/Parcel:	458.81	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	348,900	27100	5.75	908,200	1,284,200	1,284,200	Year End Roll	9/28/2017
2017	101	FV	341,600	25700	5.75	908,200	1,275,500	1,275,500	Year End Roll	9/29/2016
2016	101	FV	336,600	25700	5.75	856,200	1,218,500	1,218,500	Year End Roll	1/14/2016
2015	101	FV	322,500	25700	5.75	801,000	1,149,200	1,149,200	Year End	10/2/2014
2014	101	FV	319,000	25700	5.75	791,400	1,136,100	1,136,100	Year End Roll	1/23/2014
2013	101	FV	311,900	25700	5.75	771,400	1,109,000	1,109,000	Year End Roll	10/25/2012
2012	101	FV	311,900	25700	5.75	791,400	1,129,000	1,129,000	Year End	1/26/2012
2011	101	FV	319,000	25700	5.75	837,800	1,182,500	1,182,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVEY TR,ELIZAB	71079-130		5/30/2018		1535625	No	No			
DEWEY LAURIE T,	28276-372		3/9/1998	CONVENIENC		1	No	No		
EDWARD S. DEWEY	21928-207		4/9/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2018	7101	MANUAL	4,000	O				Install concrete s
6/6/2018	7100	BATH	18,000	O				Remodel bathroom;
5/12/2011	4729	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
10/22/1999	MEAS/EXT INS	600	PA
3/27/1996	MEAS+INSPCTD	606	J SMITH
4/27/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 30 1
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	23:00:53

LAST REV

Date	Time
07/10/18	16:30:46

blakeley
2036

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
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:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	2	-	GAS
Heat Type:	1	-	FORCED H/A
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
32	BARN/LFT	D	Y	1	24X32	A	AV	1992	45.00	T	25.5	101			25,700			25,700
2	SHED/FR	D	Y	1	10X12	A	FR	2017	15.00	T	20	101			1,400			1,400

More: N

Total Yard Items: 27,100

Total Special Features:

Total: 27,100

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:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	-	Average	17.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				17.4%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.96436226
Const Adj.:	1.01999998
Adj \$ / SQ:	77.708
Other Features:	49980
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	422337
Depreciation:	73487
Depreciated Total:	348850

COMMENTS**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	S:	8	BR	S:	5	Bath	S:	3	HB		

REMODELING

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

RES BREAKDOWN

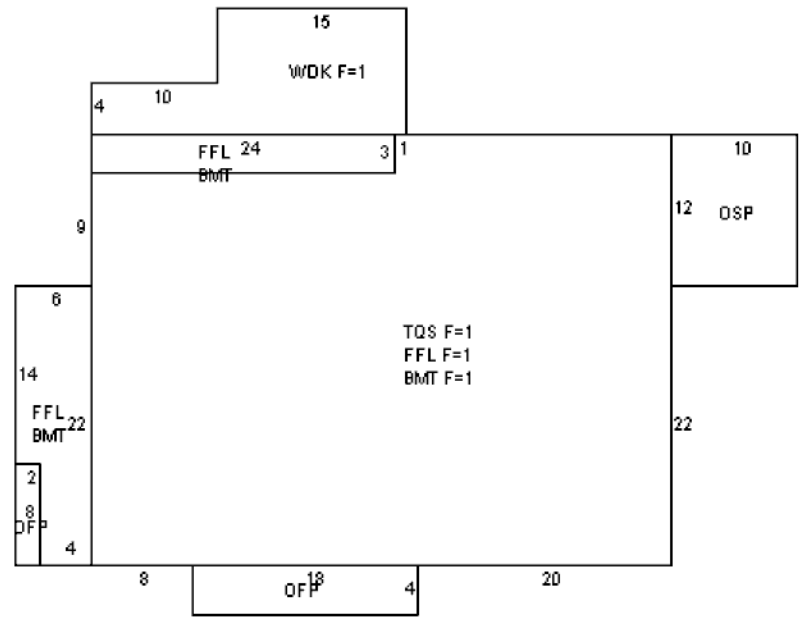
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1273630.346
Juris. Factor:		Val/Su Fin:	124.65	
Special Features:	0	Val/Su Net:	71.54	
Final Total:	348900	Val/Su SzAd	124.65	

PARCEL ID

153 15 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,680	19.430	32,637
FFL	1ST FLOOR	1,680	77.710	130,550
TQS	3/4 STORY	1,119	77.710	86,956
WDK	WOOD DECK	190	21.750	4,133
OSP	SCRN PORCH	120	22.500	2,700
OFF	OPEN PORCH	88	15.000	1,320
Net Sketched Area:		4,877	Total:	258,296
Size Ad	2799	Gross Area	5250	FinArea 2799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc