



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	CANTU TR ROBERT C			
Owner 2:				
Owner 3:	R C CANTU TRUST NO 1			
Street 1:	19 SOUTH GREAT RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	01773-4701		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 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 Influ	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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		1.753		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									52,590						52,600	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									1,260						1,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	570,400		3.800	1,210,700	1,781,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 697.92						/Parcel: 697.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	570,400	0	5.25	1,219,400	1,789,800	1,789,800	Year End Roll	9/28/2017
2017	101	FV	536,100	0	5.25	1,219,400	1,755,500	1,755,500	Year End Roll	9/29/2016
2016	101	FV	525,400	0	5.25	1,185,800	1,711,200	1,711,200	Year End Roll	1/14/2016
2015	101	FV	512,000	0	5.25	1,166,600	1,678,600	1,678,600	Year End	10/2/2014
2014	101	FV	476,400	0	5.25	1,150,600	1,627,000	1,627,000	Year End Roll	1/23/2014
2013	101	FV	467,500	0	5.25	1,118,600	1,586,100	1,586,100	Year End Roll	10/25/2012
2012	101	FV	380,500	0	5.25	1,310,600	1,691,100	1,691,100	Year End	1/26/2012
2011	101	FV	398,500	0	5.25	1,450,000	1,848,500	1,848,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT CANTU	21976-364		4/27/1992	CONVENIENC		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/16/2007	3616	TEMPORAR		C				install a replac w
2/27/1994	412	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
4/13/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2A - 2A, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %

BATH FEATURES

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

COMMENTS

12/2017 see 158 8 1 for CR parcel.

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating:, Frpl: 3 Rating: AVERAGE, WSFlue: 1 Rating: AVERAGE

RESIDENTIAL GRID

Table with 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 RMs: 8 BRs: 4 Baths: 3 HB 1

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1984 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:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: Bsmnt Gar: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100 % AC: 25, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 20.%, Functional: %, Economic: %, Special: %, Override: %, Total: 20.5%

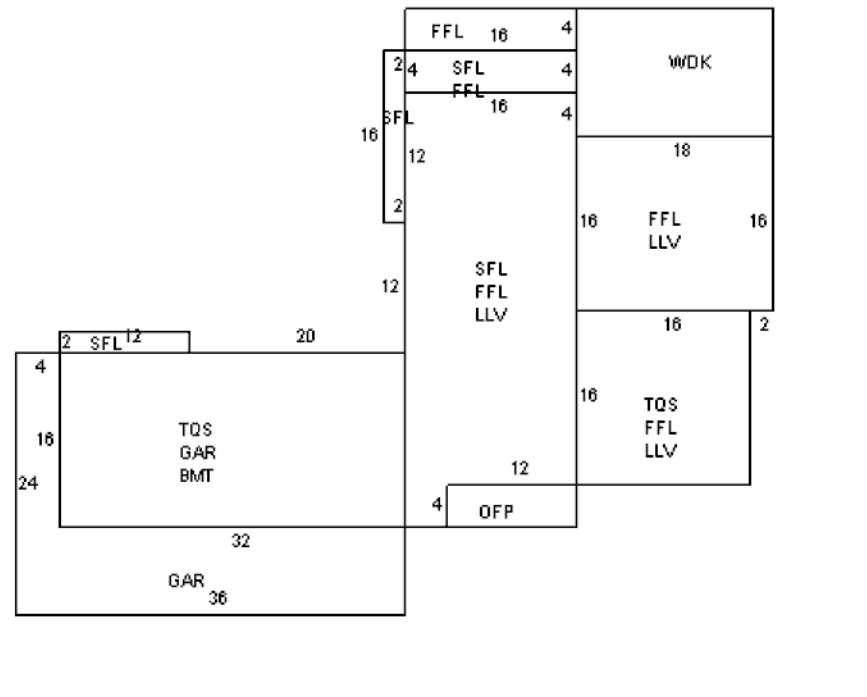
REMODELING

Table with remodeling: Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals 1 8 4

SKETCH



SPEC FEATURES/YARD ITEMS

Table with 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

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 0.98510969, Const Adj.: 1.03020000, Adj \$ / SQ: 92.352, Other Features: 62348, Grade Factor: 1.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 717544, Depreciation: 147096, Depreciated Total: 570447

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1523200.000, Juris. Factor, Val/Su Fin: 223.51, Special Features: 0, Val/Su Net: 107.06, Final Total: 570400, Val/Su SzAd: 223.51

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,328, Total: 336,287

SUB AREA DETAIL

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

IMAGE

