



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDER TR DAVID W
Owner 2:	GREENWALD TR DEBORAH F
Owner 3:	HARDER & GREENWALD REV TRUSTS
Street 1:	112 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

PREVIOUS OWNER

Owner 1:	HARDER - DAVID W
Owner 2:	GREENWALD - DEBORAH F
Street 1:	112 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

NARRATIVE DESCRIPTION

This Parcel contains 3.08 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		0.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,190						8,200	
101	ONE FAM		0.97		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,820						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	459,500	19,700	3.080	660,400	1,139,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 350.54						/Parcel: 350.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	459,500	19700	3.08	660,400	1,139,600	1,139,600	Year End Roll	9/28/2017
2017	101	FV	459,500	19700	3.08	654,000	1,133,200	1,133,200	Year End Roll	9/29/2016
2016	101	FV	445,800	19700	3.08	635,600	1,101,100	1,101,100	Year End Roll	1/14/2016
2015	101	FV	427,300	19700	3.08	589,200	1,036,200	1,036,200	Year End	10/2/2014
2014	101	FV	422,600	19700	3.08	550,000	992,300	992,300	Year End Roll	1/23/2014
2013	101	FV	413,300	19700	3.08	534,000	967,000	967,000	Year End Roll	10/25/2012
2012	101	FV	440,500	19700	3.08	554,000	1,014,200	1,014,200	Year End	1/26/2012
2011	101	FV	531,300	19700	3.08	572,400	1,123,400	1,123,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARDER, DAVID W	70994-312		5/11/2018	CONVENIENC		1	No	No		
KAMENY, STUART	25856-196		11/30/1995		610000	No	No			
KAMENY, WENDY W	25219-564		3/13/1995	CONVENIENC		0	No	No		
WILLIAM A. ARMS	12335-551		11/27/1972		87500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2005	3132	RENOVATI	21,735	C	6/4/2005			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
4/12/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.07955	Total SF/SM:	134145.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	660,410	Spl Credit		Total:	660,400
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EXTERIOR INFORMATION

Type:	20 - DECK HSE		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

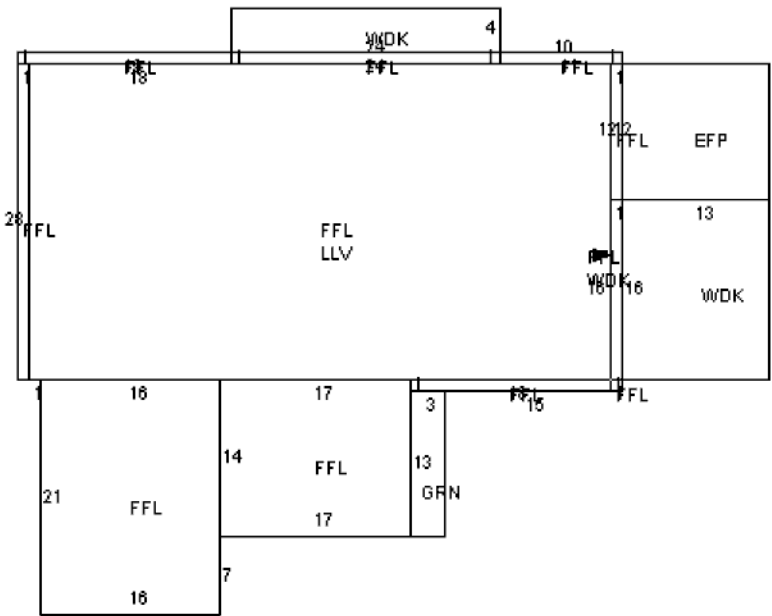
BATH FEATURES

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

COMMENTS

SLOPE TO POND IN REAR

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

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:	10	BR:	4	Baths:	3	HB					

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:			

DEPRECIATION

Phys Cond:	GD - Good	20%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.4%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,159	81.780	176,564
LLV	LOWR LEVEL	1,456	86.890	126,514
WDK	WOOD DECK	320	18.700	5,985
EFP	ENCL PORCH	156	36.000	5,616
GRN	GRN	39	58.240	2,272
Net Sketched Area:		4,130	Total:	316,951
Size Ad	2159 Gross Area	4130	FinArea	3251

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	0

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.02790642
Const Adj.:	1.01999998
Adj \$ / SQ:	81.780
Other Features:	60319
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	577222
Depreciation:	117753
Depreciated Total:	459468

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	854250.6122
Juris. Factor:		Val/Su Fin:	141.34	
Special Features:	0	Val/Su Net:	111.26	
Final Total:	459500	Val/Su SzAd:	212.83	

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	729	G	GD	1963	45.00	T	40	101			19,700			19,700

PARCEL ID

160 19 0

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:	19,700	Total Special Features:	
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Total:	19,700
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