



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	STAMOS CHRISTOPHER W
Owner 2:	STAMOS CARRIE L
Owner 3:	
Street 1:	123 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	STAMOS - CHRISTOPHER W
Owner 2:	STAMOS - CARRIE L
Street 1:	123 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.007 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily BRICK VENTR Exterior and SLATE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,020						1,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	666,300	33,800	2.007	647,400	1,347,500	3445	0				
							GIS Ref				
							GIS Ref				
Total Card					666,300	33,800	2.007	647,400	1,347,500	Entered Lot Size	
Total Parcel					666,300	33,800	2.007	647,400	1,347,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			379.68	/Parcel:	379.68	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	666,300	33800	2.007	647,400	1,347,500	1,347,500	Year End Roll	9/28/2017
2017	101	FV	619,300	33800	2.007	641,000	1,294,100	1,294,100	Year End Roll	9/29/2016
2016	101	FV	600,000	33800	2.007	622,600	1,256,400	1,256,400	Year End Roll	1/14/2016
2015	101	FV	594,300	33800	2.007	576,200	1,204,300	1,204,300	Year End	10/2/2014
2014	101	FV	523,400	33800	2.007	537,000	1,094,200	1,094,200	Year End Roll	1/23/2014
2013	101	FV	512,500	33800	2.007	521,000	1,067,300	1,067,300	Year End Roll	10/25/2012
2012	101	FV	523,400	33800	2.01	526,500	1,083,700	1,083,700	Year End	1/26/2012
2011	101	FV	534,200	33800	2.01	544,400	1,112,400	1,112,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STAMOS,CHRISTOP	70895-286		4/20/2018	CONVENIENC		1	No	No		
HARRIS L MARJOR	47280-506		4/11/2006		1185000	No	No			
THE CARROLL SCH	45222-265		5/20/2005	INVOLV CHARI	1160000	No	No			
REDPATH INVESTM	33526-6		8/27/2001		970000	No	No			
REDPATH NANCY S	29602-162		12/23/1998	CONVENIENC		1	No	No		
REDPATH NANCY S	29602-160		12/23/1998	CONVENIENC		1	No	No		
COWPERTHWAIT J	22873-276		1/29/1993	CHD>SALE	444000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/20/2015	6203	RENO-ADD	40,000	C	4/28/2016			Construct portico
1/9/2014	5626	MANUAL	400	C				sheet metal work t
9/3/2013	5538	RENOVATI	5,000	C				sheet metal work t
8/28/2013	5533	MANUAL	20,300	C				replace attic insu
8/15/2013	5513	WOOD STO		C				install a wood sto
5/22/2013	5421	RENO-ADD	371,201	C	5/13/2014			add 2nd floor bed,
9/8/2008	4038	MANUAL		C				wood stove
4/1/2008	3905	BARN	86,818	C	6/26/2008			24 x 24 barn
2/26/1993	203	RENOVATI	26,700	C	12/17/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/28/2016	PERMIT VISIT	618	G BOURGAULT
12/18/2014	MEAS+INSPCTD	618	G BOURGAULT
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	B MORGAN
6/23/2006	MEAS/EXT INS	615	D VELUTTI
5/17/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA
6/16/1994	FIELDREV CHG	600	PA
12/17/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.00655	Total SF/SM:	87405.32	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,420	Spl Credit	Total:	647,400
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: 17 - SHAKES, 25%, Roof Struct: 1 - GABLE, Roof Cover: 2 - SLATE, Color: , View / Desir:

**GENERAL INFORMATION**

Table with general info: Grade: A- - V GOOD-, Year Blt: 1939, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: A - ABV AVG, 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: 5 - STEAM, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

**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: 1, Rating: AVERAGE

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 4, Rating: AVERAGE, WSFlue: , Rating:

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

**DEPRECIATION**

Table with depreciation: Phys Cond: VG - Very Good, 17%, Functional: , Economic: , Special: , Override: , Total: 17%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 88.00, Size Adj.: 0.91906172, Const Adj.: 1.07909739, Adj \$ / SQ: 87.275, Other Features: 78492, Grade Factor: 1.80, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 802748, Depreciation: 136467, Depreciated Total: 666281

**COMMENTS**

SM.PART OF 84-3.01(.95AC) ADDED TO 84-4 FOR 20,000 BK.21577,PG.440, 12/91RENOV SINCE SALE .

**RESIDENTIAL GRID**

Table with residential grid details: 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: 9 BRs: 4 Baths: 3 HB 1

**REMODELING**

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

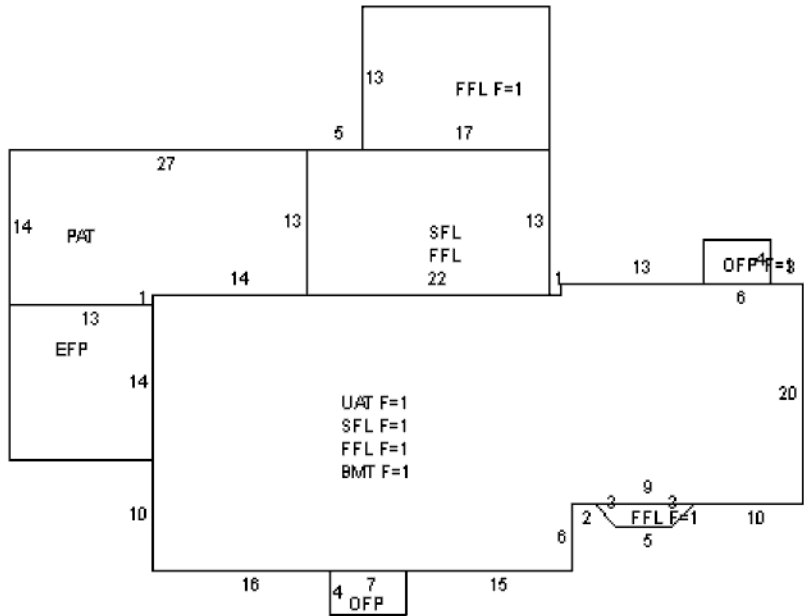
**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, 1 9 4 1, Totals 1 9 4

**COMPARABLE SALES**

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 817100.0000, Juris. Factor: , Val/Su Fin: 187.74, Special Features: 0, Val/Su Net: 116.40, Final Total: 666300, Val/Su SzAd: 187.74

**SKETCH**



**SUB AREA**

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 1,892 87.270 165,124, SFL 2ND FLOOR 1,657 87.270 144,614, BMT BASEMENT 1,371 21.820 29,913, PAT PATIO 364 7.000 2,548, UAT UNF ATTIC 206 87.270 17,948, EFP ENCL PORCH 182 36.000 6,552, OFP OPEN PORCH 52 15.000 780, Net Sketched Area: 5,724 Total: 367,479, Size Ad 3549 Gross Area 6889 FinArea 3549

**SUB AREA DETAIL**

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

**SPEC FEATURES/YARD ITEMS**

Table with spec features: 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, 5 GARAGE/2S D Y 1 24x24 E AV 2008 56.00 T 1.5 101 31,800, 14 OFP D Y 1 8x11 V AV 2008 22.50 T 1.5 101 2,000

Summary row: More: N, Total Yard Items: 33,800, Total Special Features: , Total: 33,800

**IMAGE**

AssessPro Patriot Properties, Inc

