



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		MACKINTOSH LN, LINCOLN

**OWNERSHIP**

Owner 1:	JOHNSON RICHARD
Owner 2:	JOHNSON DONNA
Owner 3:	
Street 1:	8 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3204 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.85 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									390						400	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,000						6,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	477,000	600	2.850	652,800	1,130,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 298.28						/Parcel: 298.28	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	477,000	600	2.85	652,800	1,130,400	1,130,400	Year End Roll	9/28/2017
2017	101	FV	474,600	600	2.85	646,400	1,121,600	1,121,600	Year End Roll	9/29/2016
2016	101	FV	463,000	600	2.85	628,000	1,091,600	1,091,600	Year End Roll	1/14/2016
2015	101	FV	444,600	600	2.85	581,600	1,026,800	1,026,800	Year End	10/2/2014
2014	101	FV	440,000	600	2.85	542,400	983,000	983,000	Year End Roll	1/23/2014
2013	101	FV	430,800	600	2.85	526,400	957,800	957,800	Year End Roll	10/25/2012
2012	101	FV	461,000	600	2.85	546,400	1,008,000	1,008,000	Year End	1/26/2012
2011	101	FV	471,100	600	2.85	564,800	1,036,500	1,036,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FREDERICK WANG	16437-387		9/17/1985		545000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/15/2013	5296	WDK	15,000	C				replace decking on
9/19/1994	571-94	RENO-ADD	42,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	D VELUTTI
4/2/1996	MEAS/EXT INS	606	J SMITH
2/26/1996	ABATE-INSPEC	600	PA
8/25/1995	PERMIT VISIT	606	J SMITH
4/28/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.84955	Total SF/SM: 124126.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 652,790	Spl Credit	Total: 652,800
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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:	2	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**

ABUTTS SNYDER POND WETLAND AREA FILLING IN .

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**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	RMs:	9	BRs:	4	Baths:	2	HB	1				

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
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	22.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.5%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	1

**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.00348544
Const Adj.:	1.00999999
Adj \$ / SQ:	79.055
Other Features:	65576
Grade Factor:	1.37
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	615489
Depreciation:	138485
Depreciated Total:	477004

**COMPARABLE SALES**

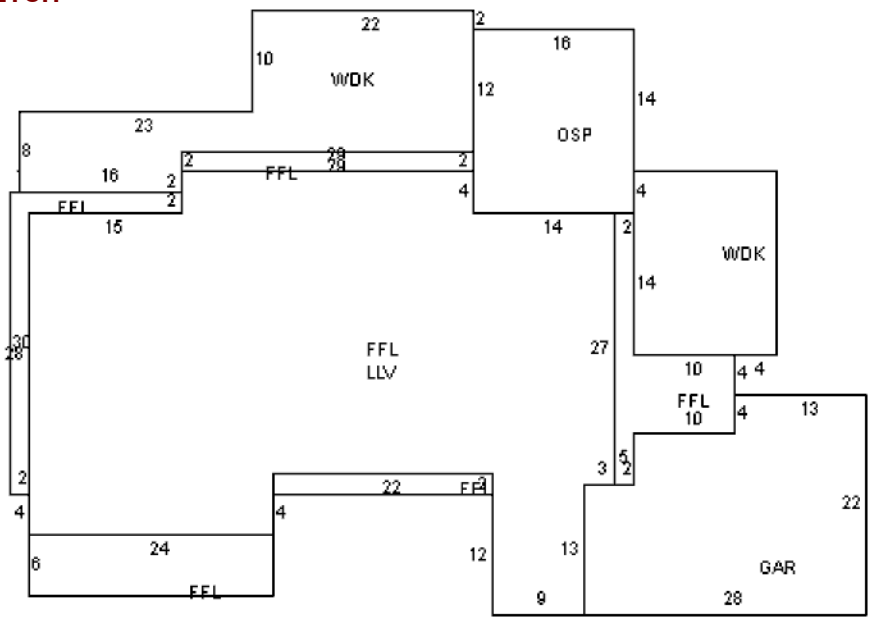
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 891940.7258
Juris. Factor:		Val/Su Fin:	125.86	
Special Features:	0	Val/Su Net:	82.26	
Final Total:	477000	Val/Su SzAd:	201.52	

**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
2	SHED/FR	D	Y	1	12X8	A	AV	1980	15.00	T	60	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,367	79.050	187,122	
LLV	LOWR LEVEL	1,897	84.000	159,339	
WDK	WOOD DECK	716	16.240	11,628	
GAR	GARAGE	531	36.000	19,116	
OSP	SCRN PORCH	288	22.500	6,480	
Net Sketched Area:		5,799	Total:	383,685	
Size Ad	2367	Gross Area	5799	FinArea	3790

**SUB AREA DETAIL**

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

**IMAGE**

*AssessPro* Patriot Properties, Inc

