



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		OLD WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	MANGINI TIMOTHY J
Owner 2:	WINCHELL JANE M
Owner 3:	
Street 1:	22 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3406 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1945, Having Primarily LOGS Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									31,890						31,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	183,600	4,000	2.900	574,300	761,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 236.30						/Parcel: 236.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	183,600	4000	2.9	574,300	761,900	761,900	Year End Roll	9/28/2017
2017	101	FV	181,700	4000	2.9	543,900	729,600	729,600	Year End Roll	9/29/2016
2016	101	FV	179,700	4000	2.9	528,700	712,400	712,400	Year End Roll	1/14/2016
2015	101	FV	175,900	4000	2.9	491,900	671,800	671,800	Year End	10/2/2014
2014	101	FV	168,300	4000	2.9	443,900	616,200	616,200	Year End Roll	1/23/2014
2013	101	FV	164,500	4000	2.96	433,700	602,200	602,200	Year End Roll	10/25/2012
2012	101	FV	164,500	4000	2.96	573,700	742,200	742,200	Year End	1/26/2012
2011	101	FV	153,400	4000	2.96	592,100	749,500	749,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHWANN WILLIAM	23037-349		4/1/1993	INTRA-CORP	203000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2004	3065	ADDITION	125,000	C	5/21/2005			
12/5/1994	641-94	SCREENPR	5,000	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/11/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
10/24/1998	MEAS+INSPCTD	602	D TUCKER
3/11/1996	MEAS+INSPCTD	606	J SMITH
7/20/1995	INSPECTED	600	PA
7/13/1995	MEAS/EXT INS	600	PA
6/28/1994	FIELDREV CHG	600	PA
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	10 - LOGS
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	8 - PLYWD PANL		
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:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
3	GARAGE	D	Y	1	616	F	FR	1945	32.40	T	80	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Features:		Total:	4,000
-------	---	-------------------	-------	-------------------------	--	--------	-------

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:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		24.8%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.05911899
Const Adj.:	0.89185536
Adj \$ / SQ:	70.844
Other Features:	49500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	244105
Depreciation:	60538
Depreciated Total:	183567

COMMENTS

SURVEY PLAN 4-29-93 PLAN 259 LOG CABIN .

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:	9	BR:	3	Bath:	3	HB					

REMODELING

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

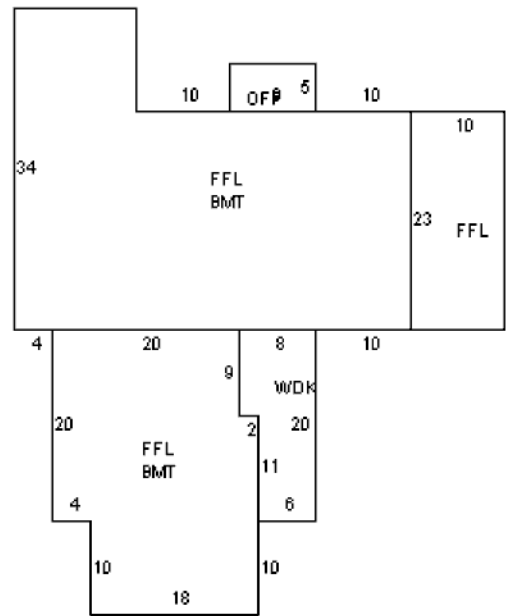
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	644459.5528
Juris. Factor:		Val/Su Fin:		56.95	
Special Features:	0	Val/Su Net:		47.87	
Final Total:	183600	Val/Su SzAd:		94.59	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,941	70.840	137,507	
BMT	BASEMENT	1,711	30.990	53,031	
WDK	WOOD DECK	138	24.580	3,391	
OPF	OPEN PORCH	45	15.000	675	
Net Sketched Area:		3,835	Total:	194,604	
Size Ad	1941	Gross Area	3835	FinArea	3224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 150 47 0