

Town Of Lincoln

!2205!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLAUGHLIN MICHAEL J
Owner 2:	MCLAUGHLIN BETH A
Owner 3:	
Street 1:	5 OLD WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CORCORAN ROBERT P -
Owner 2:	CORCORAN ELIZABETH D -
Street 1:	5 OLD WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3405

NARRATIVE DESCRIPTION

This Parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD 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:				Topo		
D				Street	1	PAVED
s				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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.03		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									900						900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	428,100	1,500	1.867	543,300	972,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 292.34						/Parcel: 292.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	428,100	1500	1.867	543,300	972,900	972,900	Year End Roll	9/28/2017
2017	101	FV	416,900	1500	1.867	512,900	931,300	931,300	Year End Roll	9/29/2016
2016	101	FV	403,400	1500	1.867	497,700	902,600	902,600	Year End Roll	1/14/2016
2015	101	FV	399,700	1500	1.867	460,900	862,100	862,100	Year End	10/2/2014
2014	101	FV	373,900	1500	1.867	412,900	788,300	788,300	Year End Roll	1/23/2014
2013	101	FV	289,100	1500	1.867	400,900	691,500	691,500	Year End Roll	10/25/2012
2012	101	FV	295,000	1500	1.87	491,700	788,200	788,200	Year End	1/26/2012
2011	101	FV	297,300	200	1.87	507,600	805,100	805,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CORCORAN ROBERT	43659-337		9/3/2004		963000	No	No			
MARY G. DOUGHERT	10763-480		3/19/1965	FAMILY	11000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/12/2016	6554	ROOF	9,850	C				Remove 9 sections
2/22/2013	5330	MANUAL	10,000	C				sheet metal work t
11/26/2012	5252	ADDITION	80,000	C	6/18/2013			additon includes a
6/8/2009	4196	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2013	MEAS/EXT INS	25	D ERSKINE
1/11/2011	MEAS/EXT INS	25	D ERSKINE
5/11/2005	MEAS/EXT INS	600	PA
10/14/1998	MEAS+INSPCTD	602	D TUCKER
3/1/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
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:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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:	1	Rating:	AVERAGE

BATH FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD - Good	19.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.8%

DEPRECIATION

Basic \$ / SQ:	88.00
Size Adj.:	0.93028843
Const Adj.:	1.01999998
Adj \$ / SQ:	83.503
Other Features:	64415
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	533817
Depreciation:	105696
Depreciated Total:	428121

CALC SUMMARY

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
904367.6171				
Juris. Factor:				
Val/Su Fin:				
128.64				
Special Features:				
0				
Val/Su Net:				
83.32				
Final Total:				
428100				
Val/Su SzAd:				
128.64				

COMMENTS

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:	4	Baths:	2	HB:	1				

RESIDENTIAL GRID

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 9 BRS 4 FL 4

REMODELING

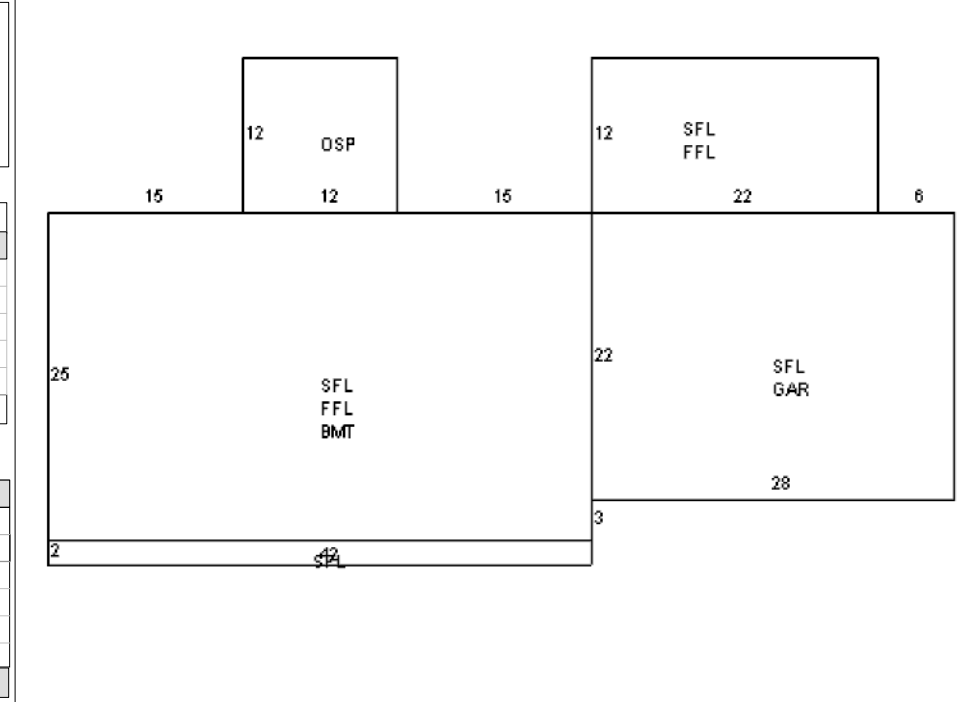
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit 1 RMS 9 BRS 4 FL 4

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
904367.6171				
Juris. Factor:				
Val/Su Fin:				
128.64				
Special Features:				
0				
Val/Su Net:				
83.32				
Final Total:				
428100				
Val/Su SzAd:				
128.64				

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	2,014	83.500	168,174	
FFL	1ST FLOOR	1,314	83.500	109,723	
BMT	BASEMENT	1,050	20.880	21,919	
GAR	GARAGE	616	36.000	22,176	
OSP	SCRN PORCH	144	22.500	3,240	
Net Sketched Area:		5,138	Total:	325,232	
Size Ad	3328	Gross Area	5138	Fin Area	3328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	8x18	A	AV	2000	15.00	T	30	101			1,500			1,500

PARCEL ID

165 36 0

IMAGE

More:	N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
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