



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		HUCKLEBERRY HL, LINCOLN

**OWNERSHIP**

Owner 1:	LAGEMANN RAMANA
Owner 2:	LAGEMANN JESSICA
Owner 3:	
Street 1:	44 HUCKLEBERRY HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	LAGEMANN - RAMANA
Owner 2:	-
Street 1:	44 HUCKLEBERRY HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.23 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									11,790						11,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	311,100	500	2.230	808,600	1,120,200	3039	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	311,100	500	2.23	808,600	1,120,200	1,120,200	Year End Roll	9/28/2017
2017	101	FV	305,800	500	2.23	808,600	1,114,900	1,114,900	Year End Roll	9/29/2016
2016	101	FV	303,200	500	2.23	756,600	1,060,300	1,060,300	Year End Roll	1/14/2016
2015	101	FV	295,200	500	2.23	701,400	997,100	997,100	Year End	10/2/2014
2014	101	FV	290,900	500	2.23	691,800	983,200	983,200	Year End Roll	1/23/2014
2013	101	FV	285,200	500	2.23	671,800	957,500	957,500	Year End Roll	10/25/2012
2012	101	FV	285,200	500	2.23	691,800	977,500	977,500	Year End	1/26/2012
2011	101	FV	290,900	500	2.23	738,200	1,029,600	1,029,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAGEMANN,RAMANA	70590-404		2/2/2018	CONVENIENC		1	No	No		
DRAGON HOLDINGS	70581-110		1/31/2018	MULTI-PARCEL	2100000	No	No			
JUSTI TR,STEVEN	56831-313		5/9/2011	CONVENIENC		1	No	No		
ADLER IVY RUTH	53816-411		11/10/2009	MULTI-PARCEL	1300001	No	No			
ADLER RUTH,	33486-476		8/21/2001	CONVENIENC		1	No	No		
HAROLD ADLER	11303-106		3/19/1967	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/19/2018	7136	DEMOLITI	38,290	O				Demo garage walls
4/28/1995	697-95	ROOF		C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/7/1998	MEAS+INSPCTD	602	D TUCKER
1/30/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	4 - TAR+GRAVEL		
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:	2	Rating:	AVERAGE

**COMMENTS**

STEEP TOPO IN REAR .

**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	7	BR	3	Bath	2	HB	1				

**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:	

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	11 - MASONRY		
Sec Floors:	2 - SOFTWOO	30%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

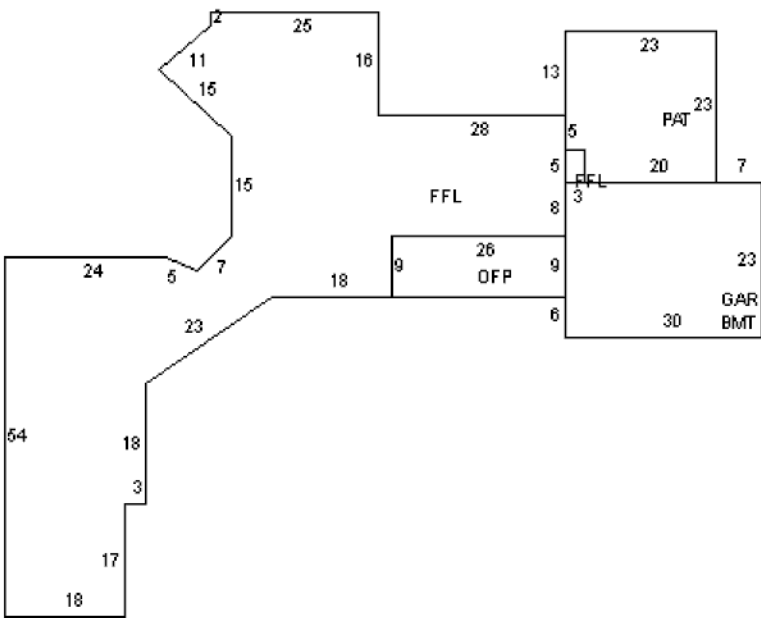
Phys Cond:	AV - Average	30%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.95869565
Const Adj.:	1.00286996
Adj \$ / SQ:	87.492
Other Features:	48000
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	448316
Depreciation:	137185
Depreciated Total:	311131

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1097612.424
Juris. Factor:		Val/Su Fin:	90.78	
Special Features:	0	Val/Su Net:	62.18	
Final Total:	311100	Val/Su SzAd:	108.21	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,875	87.490	251,539	
BMT	BASEMENT	690	39.370	27,166	
GAR	GARAGE	690	36.000	24,840	
PAT	PATIO	514	7.000	3,598	
OFP	OPEN PORCH	234	15.000	3,510	
Net Sketched Area:		5,003	Total:	310,653	
Size Ad	2875	Gross Area	5003	FinArea	3427

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	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
2	SHED/FR	D	Y	1	6X20	A	AV	1956	15.00	T	70	101			500			500

**PARCEL ID**

166 15 0

**IMAGE**

AssessPro Patriot Properties, Inc