



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	GAUVIN TR MARY LOU P
Owner 2:	
Owner 3:	MARY LOU P GAUVIN REV TR-2009
Street 1:	68 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	GAUVIN MARY LOU -
Owner 2:	-
Street 1:	68 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		39203.8		SQUARE FE	PRIME SITE		0	6.78	1.728	R3									459,421						459,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	226,600		0.900	459,400	686,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 273.63						/Parcel: 273.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	226,600	0	.9	459,400	686,000	686,000	Year End Roll	9/28/2017
2017	101	FV	216,500	0	.9	433,700	650,200	650,200	Year End Roll	9/29/2016
2016	101	FV	212,500	0	.9	420,800	633,300	633,300	Year End Roll	1/14/2016
2015	101	FV	204,500	0	.9	389,600	594,100	594,100	Year End	10/2/2014
2014	101	FV	202,500	0	.9	349,000	551,500	551,500	Year End Roll	1/23/2014
2013	101	FV	198,400	0	.92	340,100	538,500	538,500	Year End Roll	10/25/2012
2012	101	FV	198,400	0	.92	374,100	572,500	572,500	Year End	1/26/2012
2011	101	FV	204,500	0	.92	380,200	584,700	584,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAUVIN MARY LOU	57518-99		9/27/2011	FAMILY		1	No	No		
GAUVIN, GREGORY	25223-425		3/15/1995	CONVENIENC		0	No	No		
ALBERT SOLBES	14001-424		7/3/1980		139500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/12/2010	4515	ROOF		C				strip and re-roof
10/17/2003	2800	RENOVATI	20,000	C	6/19/2004			2nd fl bath

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2004	MEAS+INSPCTD	615	D VELUTTI
10/24/1998	MEAS+INSPCTD	602	D TUCKER
12/11/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.90000	Total SF/SM:	39204.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	459,421	SpI Credit:		Total:	459,400
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	%		
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	2 - PLASTER	50%	
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:	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

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:	3	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.98932987
Const Adj.:	1.01999998
Adj \$ / SQ:	89.811
Other Features:	53500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	328410
Depreciation:	101807
Depreciated Total:	226603

COMMENTS

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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												

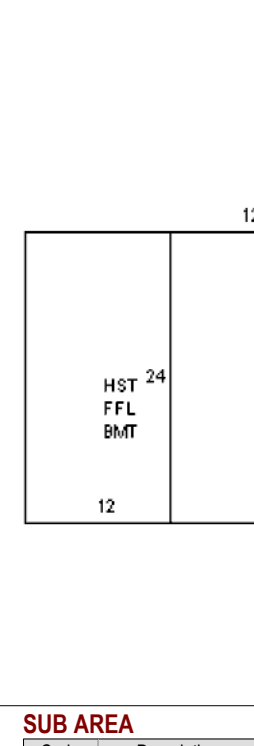
REMODELING RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	656831.3609
Juris. Factor:			Val/Su Fin:	90.39	
Special Features:	0		Val/Su Net:	75.03	
Final Total:	226600		Val/Su SzAd:	90.39	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,859	89.810	166,959	
HST	HALF STORY	648	89.810	58,198	
BMT	BASEMENT	288	22.450	6,466	
EFP	ENCL PORCH	225	36.000	8,100	
Net Sketched Area:	3,020	Total:	239,723		
Size Ad	2507	Gross Area	3668	FinArea	2507

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc