



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BABRICH EDWARD
Owner 2:	BABRICH MARY ANN
Owner 3:	
Street 1:	72 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

PREVIOUS OWNER

Owner 1:	WHEELER - ALIZA
Owner 2:	DUNLEA III - JOHN V
Street 1:	72 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	341,700	10,500	1.890	648,000	1,000,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 247.02						/Parcel: 247.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	341,700	10500	1.89	648,000	1,000,200	1,000,200	Year End Roll	9/28/2017
2017	101	FV	341,700	10500	1.89	641,600	993,800	993,800	Year End Roll	9/29/2016
2016	101	FV	338,100	10500	1.89	623,200	971,800	971,800	Year End Roll	1/14/2016
2015	101	FV	323,500	10500	1.89	576,800	910,800	910,800	Year End	10/2/2014
2014	101	FV	319,900	10500	1.89	537,600	868,000	868,000	Year End Roll	1/23/2014
2013	101	FV	312,600	10500	1.89	521,600	844,700	844,700	Year End Roll	10/25/2012
2012	101	FV	312,600	10500	1.89	541,600	864,700	864,700	Year End	1/26/2012
2011	101	FV	319,900	10500	1.89	560,000	890,400	890,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHEELER,ALIZA	70960-195		5/3/2018		1300000	No	No			
HILL,CRAIG C	62393-526		8/5/2013		1000000	No	No			
MARTIN ERNST	11565-381		9/19/1968		84000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS/EXT INS	622	K Cuoco
11/6/2008	MEAS+INSPCTD	100	B MORGAN
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/28/1998	MEAS+INSPCTD	602	D TUCKER
12/7/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.88955	Total SF/SM:	82308.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,990	Spl Credit		Total:	648,000
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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:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1961	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:.
Const Mod:		
Lump Sum Adj:		

BATH FEATURES

Full Bath:	3	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

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:	

COMMENTS

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	1				

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 30%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

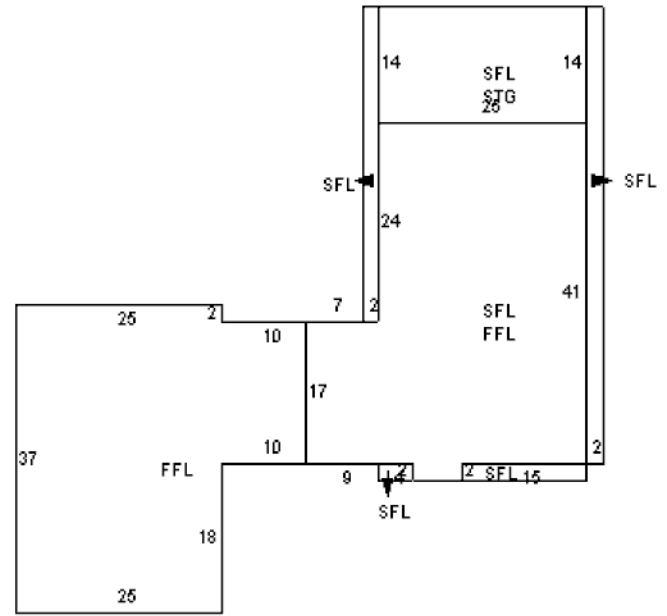
Phys Cond:	GD - Good	21.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.2%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	0.89818472
Const Adj.:	1.01399994
Adj \$ / SQ:	71.039
Other Features:	54000
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	433610
Depreciation:	91925
Depreciated Total:	341684

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	935550.2074
Juris. Factor:		Val/Su Fin:	84.39		
Special Features:	0	Val/Su Net:	77.68		
Final Total:	341700	Val/Su SzAd:	84.39		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,285	71.040	162,325	
SFL	2ND FLOOR	1,764	71.040	125,313	
STG	STORAGE	350	15.000	5,250	
Net Sketched Area:		4,399	Total:	292,888	
Size Ad	4049	Gross Area	4399	FinArea	4049

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
3	GARAGE	D	Y	1	21X29	A	AV	1961	36.00	T	60	101			8,800			8,800
22	WOOD DK	D	Y	1	14x21	A	AV	1961	19.10	T	70	101			1,700			1,700

PARCEL ID 165 9 0**IMAGE** AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	10,500	Total Special Features:		Total:	10,500
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