



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
121		OLD COUNTY RD, LINCOLN

**OWNERSHIP**

Owner 1:	BERLOWITZ DAN R
Owner 2:	GREEN BETTY L
Owner 3:	
Street 1:	121 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.238 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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		0.40128		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,038						12,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	372,200	23,000	2.238	658,400	1,053,600
Total Card	372,200	23,000	2.238	658,400	1,053,600
Total Parcel	372,200	23,000	2.238	658,400	1,053,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		364.76	/Parcel: 364.76

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	372,200	23000	2.238	658,400	1,053,600	1,053,600	Year End Roll	9/28/2017
2017	101	FV	369,300	23000	2.238	652,000	1,044,300	1,044,300	Year End Roll	9/29/2016
2016	101	FV	360,900	23000	2.238	633,600	1,017,500	1,017,500	Year End Roll	1/14/2016
2015	101	FV	340,400	23000	2.238	587,200	950,600	950,600	Year End	10/2/2014
2014	101	FV	325,700	23000	2.238	548,000	896,700	896,700	Year End Roll	1/23/2014
2013	101	FV	289,600	23000	2.238	532,000	844,600	844,600	Year End Roll	10/25/2012
2012	101	FV	277,600	23000	2.238	584,000	884,600	884,600	Year End	1/26/2012
2011	101	FV	290,100	23000	2.238	593,400	906,500	906,500	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERLOWITZ, DAN	25658-388		9/15/1995	CONVENIENC	0	No	No			
PERRY, DAVID T.	25580-317		8/18/1995		600000	No	No			
ROBERT HERRON	21352-367		8/14/1991		525000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/8/2012	4994	WOOD STO		C				install Warmmagic
1/10/2012	4963	RENOVATI	9,100	C				duck kit exh hood;
10/6/2011	4879	RENO-ADD	140,000	C	6/18/2013			demo kit & pantry;
1/7/2005	3113	RENOVATI	10,000	C	6/4/2005			rot and ant infest

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/18/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2012	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS/EXT INS	615	D VELUTTI
5/26/1999	M&L COMPLETE	602	D TUCKER
2/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	89 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**EXTERIOR INFORMATION**

Type:	1	- ANTIQUE
Sty Ht:	2T	- 2T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
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:	1890	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		
Partition:	A	- ABV AVG
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
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
4	GARAGE/L	D	Y	1	22x31	G	GD	1990	35.00	T	19	101			19,300			19,300
12	POOL I-G	D	Y	1	16X32	A	AV	1975	22.00	T	70	101			3,400			3,400
2	SHED/FR	D	Y	1	8X8	A	AV	1975	15.00	T	70	101			300			300

More: N

Total Yard Items: 23,000

Total Special Features:

Total: 23,000

**BATH FEATURES**

Full Bath:	2	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: GOOD
A HBth:		Rating:
OthrFix:	3	Rating: GOOD

**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	26.%
Functional:			%
Economic:			%
Special:			%
Override:			%
<b>Total:</b>			<b>26%</b>

**CALC SUMMARY**

Basic \$ / SQ:	99.00
Size Adj.:	0.95772028
Const Adj.:	1.00584006
Adj \$ / SQ:	95.368
Other Features:	65761
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	503014
Depreciation:	130784
Depreciated Total:	372230

**COMMENTS**

SUBDIVISION PLAN#567 OF94 REC'D 6/14/94  
STEEP TOPO .

**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												
RMs:	7	BRs:	4	Baths:	2	HB:	1					

**REMODELING**

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

**RES BREAKDOWN**

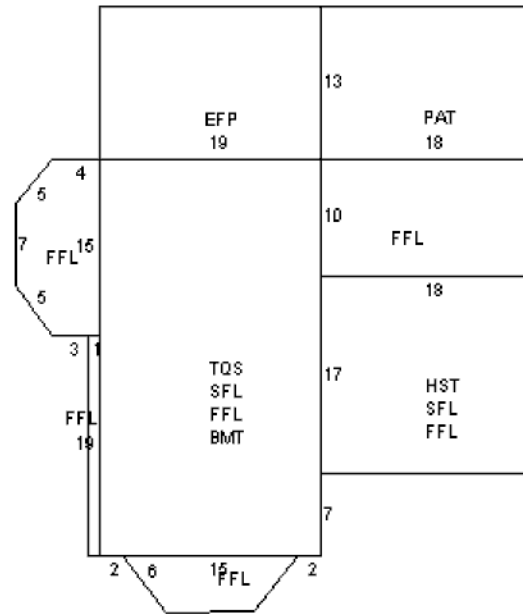
No Unit	RMS	BRS	FL
1	7	4	
<b>Totals</b>			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	128.83	
Special Features:	0	Val/Su Net:	92.68	
Final Total:	372200	Val/Su SzAd:	128.86	

**PARCEL ID**

166 10 0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,299	95.370	123,883
SFL	2ND FLOOR	952	95.370	90,790
BMT	BASEMENT	646	23.840	15,402
TQS	3/4 STORY	485	95.370	46,206
EFP	ENCL PORCH	247	36.000	8,892
PAT	PATIO	234	7.000	1,638
HST	HALF STORY	153	95.370	14,591
<b>Net Sketched Area:</b> 4,016				<b>Total:</b> 301,402
Size Ad	2888.5	Gross Area	4330	FinArea 2889

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

