



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WIGGIN RICHARD C
Owner 2:	WIGGIN AGNES CONNORS
Owner 3:	
Street 1:	59 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-3502 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1937, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	71,600		0.000		71,600		0
							GIS Ref
							GIS Ref
							Insp Date
							09/04/13
Total Card	71,600		0.000		71,600	Entered Lot Size	
Total Parcel	483,400	800	1.837	646,400	1,130,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 178.11		/Parcel: 250.39			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Type:	30	- GARAGE
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 2
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:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:			
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

Phys Cond:	AV	- Average	34%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			34%

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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	44.00
Size Adj.:	2.24253726
Const Adj.:	1.01999998
Adj \$ / SQ:	100.645
Other Features:	25500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	108460
Depreciation:	36876
Depreciated Total:	71584

COMMENTS

ORIGINAL APT BUILT 1976, REMODELED 1988.

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

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

RES BREAKDOWN

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

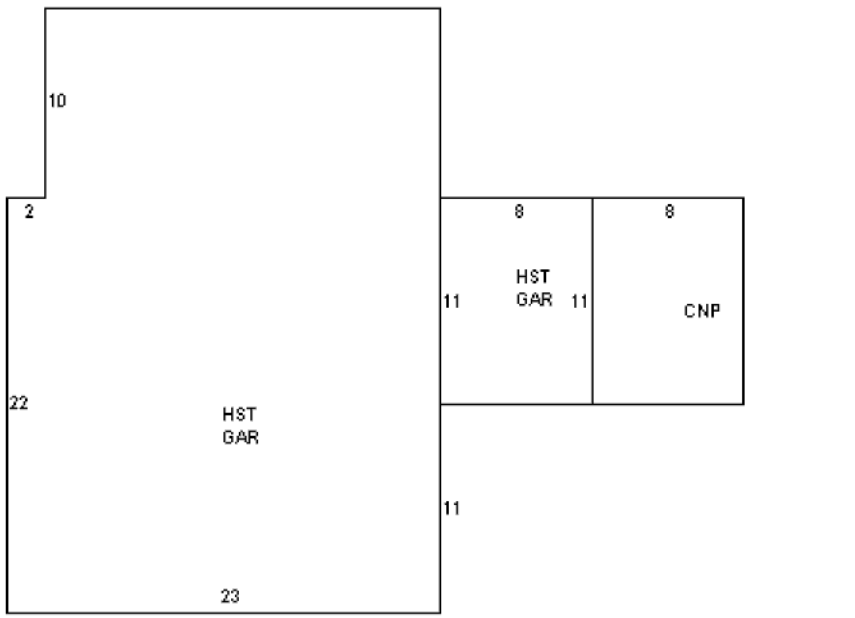
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Val/Su Fin:	178.11		
Special Features:	0	Val/Su Net:	55.33		
Final Total:	71600	Val/Su SzAd	178.11		

PARCEL ID 165 22 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	GARAGE	804	36.000	28,944	
H&T	HALF STORY	402	100.650	40,459	
CNP	CANOPY	88	22.000	1,936	
Net Sketched Area:		1,294	Total:	71,339	
Size Ad	402	Gross Area	1696	FinArea	402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

