



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DRINKWATER POLLY B
Owner 2:	ZAGOROFF DIMITER S
Owner 3:	
Street 1:	55 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DECORDOVA AND DANA MUSEUM -
Owner 2:	-
Street 1:	51 SANDY POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1976, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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 Infru	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		0.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,780						3,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	622,000		2.467	650,200	1,272,200	1638	0			
							GIS Ref			
							GIS Ref			
Total Card					622,000	2.467	650,200	1,272,200	Entered Lot Size	
Total Parcel					622,000	2.467	650,200	1,272,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		287.54	/Parcel:	287.54	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	622,000	0	2.467	650,200	1,272,200	1,272,200	Year End Roll	9/28/2017
2017	101	FV	610,700	0	2.467	643,800	1,254,500	1,254,500	Year End Roll	9/29/2016
2016	101	FV	593,200	0	2.467	625,400	1,218,600	1,218,600	Year End Roll	1/14/2016
2015	101	FV	576,600	0	2.467	579,000	1,155,600	1,155,600	Year End	10/2/2014
2014	101	FV	532,400	0	2.467	539,800	1,072,200	1,072,200	Year End Roll	1/23/2014
2013	101	FV	521,400	0	2.467	523,800	1,045,200	1,045,200	Year End Roll	10/25/2012
2012	101	FV	545,300	0	2.47	526,000	1,071,300	1,071,300	Year End	1/26/2012
2011	101	FV	575,600	0	2.47	543,700	1,119,300	1,119,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DECORDOVA AND D	43633-174		8/31/2004		1210000	No	No			Death Certificate Dimiter Zagoroff
BARRETT BEATRIC	43633-170		8/31/2004			1	No	No		
BARRETT BEATRIC	30151-169		3/30/1999	CONVENIENC		1	No	No		
VAN BUREN HAROL	17755-37		1/5/1987	FAMILY		0	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
5/17/2005	MEAS+INSPCTD	600	PA
10/24/1998	MEAS/EXT INS	602	D TUCKER
5/17/1996	MEAS+INSPCTD	606	J SMITH
1/1/1990	INSPECTED	601	PAUL MARSH

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

Total AC/HA:	2.46655	Total SF/SM:	107442.92	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,180	Spl Credit		Total:	650,200
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**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	1976 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:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100 % AC:	50
Solar HW:	Yes 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

More: <b>N</b>	Total Yard Items: <b></b>	Total Special Features: <b></b>	Total: <b></b>
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**BATH FEATURES**

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

**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	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.6%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.92050302
Const Adj.:	0.96899998
Adj \$ / SQ:	81.169
Other Features:	58024
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	745765
Depreciation:	123797
Depreciated Total:	621968

**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	8	BR	3	Bath	2	HB	2				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2005
General:	

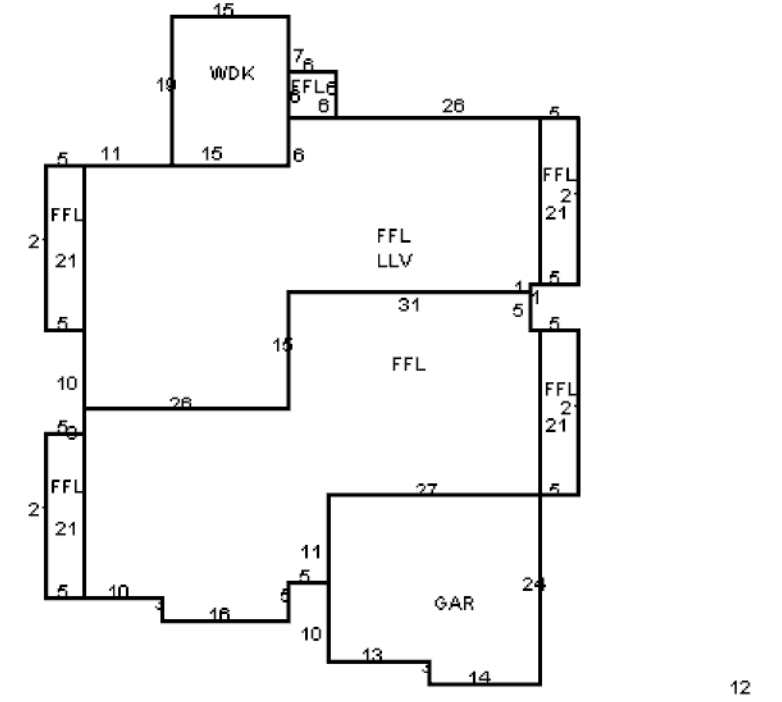
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	908805.1546
Juris. Factor:		Val/Su Fin:		140.60	
Special Features:	0	Val/Su Net:		105.03	
Final Total:	622000	Val/Su SzAd:		176.75	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,519	81.170	285,634	
LLV	LOWR LEVEL	1,509	77.110	116,360	
GAR	GARAGE	609	36.000	21,924	
WDK	WOOD DECK	285	19.250	5,486	
Net Sketched Area:		5,922	Total:	429,404	
Size Ad	3519	Gross Area	5922	FinArea	4424

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	0

**IMAGE***AssessPro* Patriot Properties, Inc