



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
14		TODD POND RD, LINCOLN

**OWNERSHIP**

Owner 1:	WEISMANN JR RODGER E
Owner 2:	WEISMANN PAMELA MADDALENA
Owner 3:	
Street 1:	14 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 6.589 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1912, Having Primarily BRICK Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 7 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		4.752		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									142,560						142,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,861,300	20,700	6.589	1,037,800	2,919,800		0
							GIS Ref
							GIS Ref
Total Card	1,861,300	20,700	6.589	1,037,800	2,919,800	Entered Lot Size	
Total Parcel	1,861,300	20,700	6.589	1,037,800	2,919,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		359.49	/Parcel:	359.49	Insp Date
						Land Unit Type:	10/18/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,861,300	20700	6.589	1,037,800	2,919,800	2,919,800	Year End Roll	9/28/2017
2017	101	FV	1,722,400	20700	6.589	1,037,800	2,780,900	2,780,900	Year End Roll	9/29/2016
2016	101	FV	1,674,700	20700	6.589	1,011,400	2,706,800	2,706,800	Year End Roll	1/14/2016
2015	101	FV	1,648,600	20700	6.589	947,400	2,616,700	2,616,700	Year End	10/2/2014
2014	101	FV	1,527,000	20700	6.56	929,400	2,477,100	2,477,100	Year End Roll	1/23/2014
2013	101	FV	1,492,300	20700	6.56	905,400	2,418,400	2,418,400	Year End Roll	10/25/2012
2012	101	FV	1,593,400	39000	7.24	1,029,000	2,661,400	2,661,400	Year End	1/26/2012
2011	101	FV	1,719,900	39000	7.24	1,047,400	2,806,300	2,806,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN MARY B	15046-596		6/6/1983		420000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/17/2014	5781	RENOVATI	600	C	5/27/2015			sheet metal for ne
5/27/2014	5759	RENOVATI	5,000	C	5/27/2015			Remodel a third fl
4/28/2014	5727	RENOVATI	15,000	C	10/27/2014			Remodel a bathroom
3/10/2005	3138	RENOVATI	15,000	C	5/28/2005			2 baths & misc rep

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS/EXT INS	50	J NOONE
5/28/2005	MEAS+INSPECTD	615	D VELUTTI
4/20/2005	M&L COMPLETE	615	D VELUTTI
11/30/1995	MEAS+INSPECTD	607	D KEARLY
12/16/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**GENERAL INFORMATION**

Type:	6 - COLONIAL	
Sty Ht:	2H - 2H	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	7 - BRICK	
Sec Wall:	%	
Roof Struct:	3 - GAMBREL	
Roof Cover:	2 - SLATE	
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A+ - EXCELLENT	
Year Blt:	1912	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:	6 - CERAMIC T	50%
Bsmnt Flr:		
Bsmnt Gar:		
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
3	GARAGE	D	Y	1	24x32	G	GD	1912	45.00	T	40	101			20,700			20,700

More: N	Total Yard Items: 20,700	Total Special Features:	Total: 20,700
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**BATH FEATURES**

Full Bath:	4	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:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	8	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	17%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.83246291
Const Adj.:	1.13516295
Adj \$ / SQ:	83.158
Other Features:	92000
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2242520
Depreciation:	381228
Depreciated Total:	1861291

**COMMENTS**

FORMERLY-18 TODD POND RD. CHANGED 9/93 F/P OM OSP SETBACKBMT HAS CEILING + WALLS CEMENT FLR F/p. 6/2014 SEE PLAN 2013-520 PARCEL X CONVEYED TO 16 TODD POND RD (276SF) SEE DEED BOOK 62230 PAGE 106.

**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	15	BR	7	Baths:	4	HB	1				

**REMODELING**

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

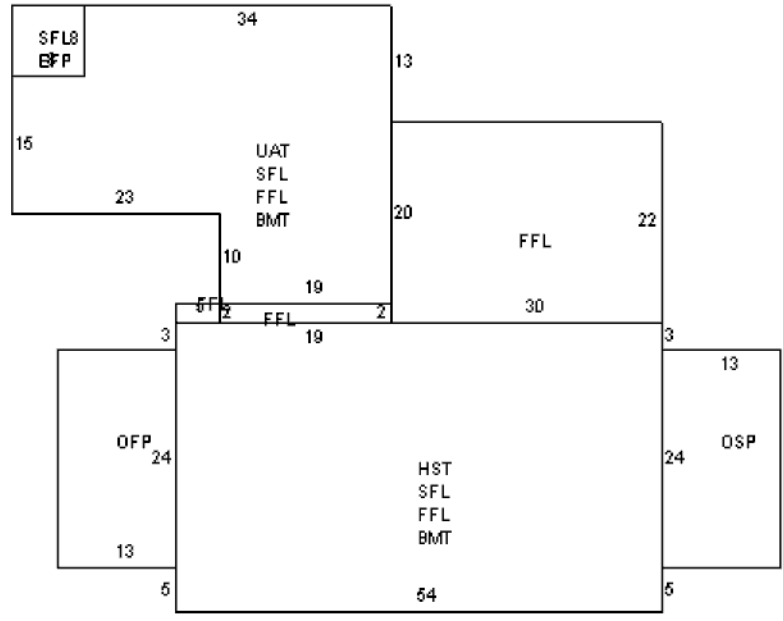
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	15	7	3
Totals			
1	15	7	3

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 2572900.000
Juris. Factor:		Val/Su Fin:	229.17	
Special Features:	0	Val/Su Net:	170.01	
Final Total:	1861300	Val/Su SzAd:	255.81	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,528	83.160	293,383	
SFL	2ND FLOOR	2,884	83.160	239,829	
BMT	BASEMENT	2,820	27.030	76,215	
HST	HALF STORY	864	83.160	71,849	
OPF	OPEN PORCH	312	15.000	4,680	
OSP	SCRN PORCH	312	22.500	7,020	
UAT	UNF ATTIC	164	83.160	13,621	
EFP	ENCL PORCH	64	36.000	2,304	
Net Sketched Area:		10,948	Total:	708,901	
Size Ad	7276	Gross Area	12740	FinArea	8122

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

**IMAGE**

