



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SWEET BAY LN, LINCOLN

OWNERSHIP

Owner 1:	CHANG MICHAEL
Owner 2:	LYONS JOANNE M
Owner 3:	
Street 1:	10 SWEET BAY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN - KRISTINA A
Owner 2:	-
Street 1:	10 SWEET BAY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.218 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1996, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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		53049		SQUARE FE	PRIME SITE		0	9.96	1.356	R5									716,270						716,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,347,100	3,100	1.218	716,300	2,066,500	1815.00	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 400.72						/Parcel: 400.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,347,100	3100	1.218	716,300	2,066,500	2,066,500	Year End Roll	9/28/2017
2017	101	FV	1,034,900	3100	1.218	716,300	1,754,300	1,754,300	Year End Roll	9/29/2016
2016	101	FV	999,900	3100	1.218	669,500	1,672,500	1,672,500	Year End Roll	1/14/2016
2015	101	FV	970,600	3100	1.218	619,900	1,593,600	1,593,600	Year End	10/2/2014
2014	101	FV	892,400	3100	1.218	611,300	1,506,800	1,506,800	Year End Roll	1/23/2014
2013	101	FV	872,900	3100	1.218	593,300	1,469,300	1,469,300	Year End Roll	10/25/2012
2012	101	FV	809,700	3100	1.218	794,700	1,607,500	1,607,500	Year End	1/26/2012
2011	101	FV	828,100	3100	1.218	848,900	1,680,100	1,680,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN, KRISTINA A	71344-363		7/19/2018		1900000	No	No			
RYAN REGINA A T	30301-592		6/16/1999	CHD>SALE	1050000	No	No			
MCGEEHAN JOHN J	30301-585		6/15/1999	SUBSEQUENT S	1600000	No	No			
PICKMAN, ANTHON	26306-367		5/10/1996	CHANGE IN US	415000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/10/2011	4931	MANUAL	7,456	C				install residentia
8/29/2000	2062	SHED		C	6/8/2001			
6/14/1999	1732	ADDITION	75,000	C	6/28/2000			2 bedrooms 6/28/0
4/19/1996	930-96	NEW HOME	420,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	M COLE
6/28/2000	MEAS/EXT INS	611	P MULHERN
5/24/1997	MEAS+INSPCTD	602	D TUCKER
6/28/1996	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1996
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	3
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal:	0 % Sprinkled 0

OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	
Frpl:	2 Rating: AVERAGE
WSFlue:	

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
2	SHED/FR	D	Y	1	20x11	G	GD	2000	18.75	T	25	101			3,100			3,100

BATH FEATURES

Full Bath:	1 Rating: GOOD
A Bath:	2 Rating: AVERAGE
3/4 Bath:	
A 3QBth:	
1/2 Bath:	1 Rating: AVERAGE
A HBth:	
OthrFix:	6 Rating: AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	9.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		9.2%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.00641024
Const Adj.:	1.01999998
Adj \$ / SQ:	93.415
Other Features:	87886
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1483597
Depreciation:	136491
Depreciated Total:	1347106

COMMENTS

PROPANE FUEL UNDERGROUND. 5-17
 INTERIOR AND EXTERIOR = GOOD. 3
 BEDROOMS IN BASEMENT.

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:	10	BR:	5	Bath:	1	HB:	1				

REMODELING

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

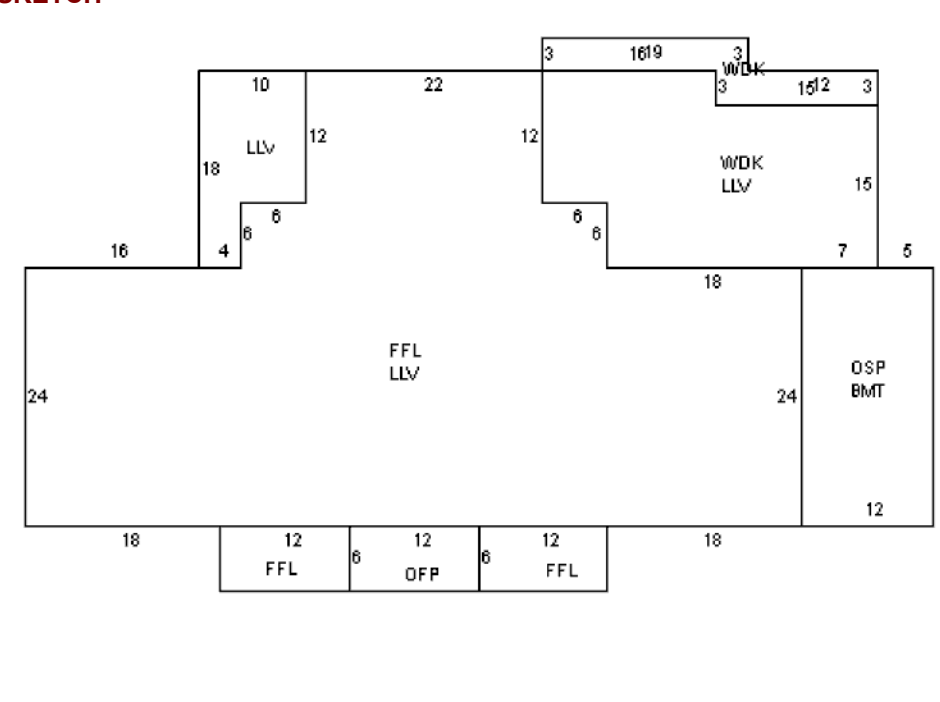
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	1673033.195
Juris. Factor:			Val/Su Fin:	261.22
Special Features:	0		Val/Su Net:	211.01
Final Total:	1347100		Val/Su SzAd:	575.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
LLV	LOWR LEVEL	2,817	116.770	328,938	
FFL	1ST FLOOR	2,340	93.410	218,591	
WDK	WOOD DECK	579	16.710	9,676	
BMT	BASEMENT	288	23.350	6,726	
OSP	SCRN PORCH	288	22.500	6,480	
OFF	OPEN PORCH	72	15.000	1,080	
Net Sketched Area:		6,384	Total:	571,491	
Size Ad	2340	Gross Area	6384	FinArea	5157

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: 3,100 Total Special Features:

Total: 3,100