



PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1: HAMILTON WILLIAM L
 Owner 2: SAMPSON BARBARA C
 Owner 3:
 Street 1: 126 SOUTH GREAT RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4700 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	397,900		1.120	478,900	876,800
Total Card		397,900	1.120	478,900	876,800
Total Parcel		397,900	1.120	478,900	876,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 257.19		/Parcel: 257.19	

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

Insp Date	05/06/14
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	397,900	0	1.12	478,900	876,800	876,800	Year End Roll	9/28/2017
2017	101	FV	391,100	0	1.12	452,100	843,200	843,200	Year End Roll	9/29/2016
2016	101	FV	387,700	0	1.12	438,700	826,400	826,400	Year End Roll	1/14/2016
2015	101	FV	377,500	0	1.12	406,200	783,700	783,700	Year End	10/2/2014
2014	101	FV	347,000	0	1.12	363,800	710,800	710,800	Year End Roll	1/23/2014
2013	101	FV	340,300	0	1.02	346,600	686,900	686,900	Year End Roll	10/25/2012
2012	101	FV	340,300	0	1.02	367,500	707,800	707,800	Year End	1/26/2012
2011	101	FV	347,000	0	1.02	373,500	720,500	720,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMILTON WILLIA	15533-1		4/23/1984	FAMILY		0	No	No		

PAT ACCT.

blakeley	2468
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NARRATIVE DESCRIPTION

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/3/2013	5539	WDK	3,000	C	5/6/2014			build 2x9 10' cati
5/14/2013	5409	MANUAL	17,000	C	11/16/2015			replace 3 doors &
10/17/2002	2599	RENO-ADD	94,000	C	6/27/2003			add & reno bath

ACTIVITY INFORMATION

Date	Result	By	Name
5/6/2014	MEAS/EXT INS	25	D ERSKINE
11/11/2008	MEAS+INSPCTD	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/12/1996	MEAS/EXT INS	606	J SMITH
12/7/1995	MEAS+INSPCTD	607	D KEARLY
12/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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		48788		SQUARE FE	PRIME SITE		0	6.78	1.448	R3									478,915						478,900	

Total AC/HA: 1.12002	Total SF/SM: 48788.07	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 478,915	Spl Credit	Total: 478,900
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EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1A - 1A, (Liv) Units: 1, Total: 1, 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

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1952, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: 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: 2, 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

Table for spec features and yard items with columns: 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.

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: GOOD, 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

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE.

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 15.%, Functional: %, Economic: %, Special: %, Override: , Total: 15.7%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 91.00, Size Adj.: 0.93738288, Const Adj.: 1.01999998, Adj \$ / SQ: 87.008, Other Features: 86250, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 472020, Depreciation: 74107, Depreciated Total: 397913.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units: 1. Includes Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O columns.

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: 1987, Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

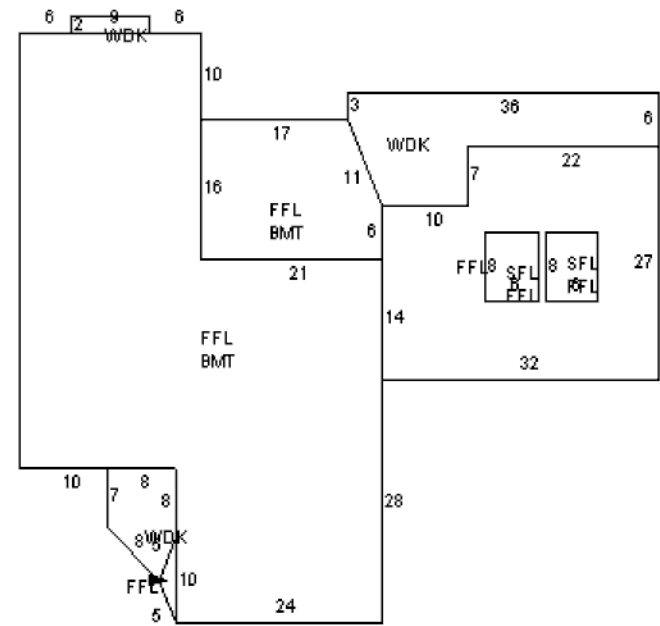
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 9, 5.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes sub area details for FFL, BMT, WDK, SFL.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE



AssessPro Patriot Properties, Inc

Summary table with columns: More: N, Total Yard Items: , Total Special Features: , Total: .