



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	FEINBERG MICHAEL A
Owner 2:	FEINBERG ENA
Owner 3:	
Street 1:	185 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANTIA ROBERT B -
Owner 2:	ANTIA SHARON K -
Street 1:	191 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 9.17 ACRES of land mainly classified as UNDEV

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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		9.17		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									55,020						55,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
132			9.170	55,000	55,000	See Plan 586 of 2009 Conveyance of Parcel A (2,258sf)
Total Card			9.170	55,000	55,000	Entered Lot Size
Total Parcel			9.170	55,000	55,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	9.17	55,000	55,000	55,000	Year End Roll	9/28/2017
2017	132	FV		0	9.17	55,000	55,000	55,000	Year End Roll	9/29/2016
2016	132	FV		0	9.17	55,000	55,000	55,000	Year End Roll	1/14/2016
2015	132	FV		0	9.17	55,000	55,000	55,000	Year End	10/2/2014
2014	132	FV		0	9.17	55,000	55,000	55,000	Year End Roll	1/23/2014
2013	132	FV		0	9.17	55,000	55,000	55,000	Year End Roll	10/25/2012
2012	132	FV		0	9.17	55,000	55,000	55,000	Year End	1/26/2012
2011	132	FV		0	9.17	55,000	55,000	55,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANTIA ROBERT B,	59084-389		5/14/2012	MULTI-PARCEL	1181592	No	No			PARCELS 121-14-0/121-2-0/111-5-13
RURAL LAND FOUN	39958-272		7/15/2003			1 Yes	No			
HUNSAKER JEROME	30982-94		12/14/1999	INVOLV CHAR	2000000	Yes	No			PCR PLAN 1426 DOC 386

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	9.17000	Total SF/SM:	399445.22	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	55,020	Spl Credit		Total:	55,000
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EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

PCR 02/02/00 50' wide trail easement. Piece of land (Parcel A plan dated 7/22/09) sold in Bk53498 Pg556.

RESIDENTIAL GRID

Table with residential grid fields: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

OTHER FEATURES

Table with other features fields: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

GENERAL INFORMATION

Table with general information fields: Grade, Year Bilt, Eff Yr Bilt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

REMODELING

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

RES BREAKDOWN

Table with res breakdown fields: No Unit, RMS, BRS, FL, Totals.

SKETCH

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with calculation summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

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

SPEC FEATURES/YARD ITEMS

Large table for special features and yard items with columns for 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.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, Total, FinArea.

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

181 31 0

More: N

Total Yard Items:

Total Special Features:

Total: