



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUZILA PATRIK
Owner 2:	
Owner 3:	
Street 1:	109 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DRANE DOUGLAS -
Owner 2:	-
Street 1:	402 AMHERST ST
Twn/City:	NASHUA
St/Prov:	NH Cntry
Postal:	03063 Type:

NARRATIVE DESCRIPTION

This Parcel contains 10.016 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2003, Having Primarily STUCCO Exterior and WOODSHINGL Roof Cover, with 1 Units, 7 Baths, 2 HalfBaths, 0 3/4 Baths, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		4.478		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									134,340						134,300	
132	UNDEV		3.701		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									22,206						22,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	3,182,500	27,500	6.315	1,029,500	4,239,500	2136	0
132			3.701	22,200	22,200		GIS Ref
Total Card		3,182,500	27,500	10.016	1,051,700	Entered Lot Size	GIS Ref
Total Parcel		3,182,500	27,500	10.016	1,051,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		378.41	/Parcel:	378.41	06/13/06
						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	3,182,500	27500	10.016	1,051,700	4,261,700	4,261,700	Year End Roll	9/28/2017
2017	101	FV	3,043,500	27500	10.016	1,051,700	4,122,700	4,122,700	Year End Roll	9/29/2016
2016	101	FV	3,016,000	27500	10.016	1,025,300	4,068,800	4,068,800	Year End Roll	1/14/2016
2015	101	FV	2,988,400	27500	10.016	961,300	3,977,200	3,977,200	Year End	10/2/2014
2014	101	FV	2,933,100	27500	10.016	948,500	3,909,100	3,909,100	Year End Roll	1/23/2014
2013	101	FV	2,877,900	27500	10.016	924,500	3,829,900	3,829,900	Year End Roll	10/25/2012
2012	101	FV	2,863,200	27500	10.016	1,040,500	3,931,200	3,931,200	Year End	1/26/2012
2011	101	FV	2,838,600	9500	10.016	1,100,800	3,948,900	3,948,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRANE DOUGLAS,	31222-044		3/8/2000	PARTIAL INTR	759410	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2010	4506	TENN.CO	42,000	C				tennis ourt and fe
7/10/2002	2540	NEW HOME	1,600,000	C	10/15/2008			6/28 25% 5/22 50%

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2011	INFO FR MLS	618	G BOURGAULT
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
6/28/2003	MEAS/EXT INS	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	10	- ECLECTIC
Sty Ht:	2H	- 2H
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:	V	- VERY GOOD

GENERAL INFORMATION

Grade:	AA	- SUPERB	
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

Full Bath:	7	Rating:	VERY GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	VERY GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

COMMENTS

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RESIDENTIAL GRID

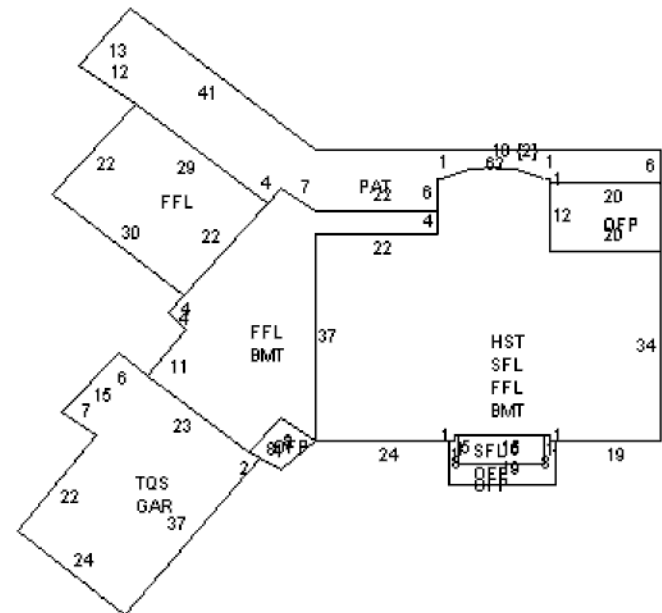
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6		Baths: 7		HB: 2					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	6	
Totals			
1	15	6	

SKETCH

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	20%
Bsmnt Flr:	12	- CONCRETE	

DEPRECIATION

Phys Cond:	EX	- Excellent	0.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0.6%

CALC SUMMARY

Basic \$ / SQ:	76.00
Size Adj.:	0.82028639
Const Adj.:	1.03352213
Adj \$ / SQ:	64.432
Other Features:	210494
Grade Factor:	3.30
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	3072200
Depreciation:	18433
Depreciated Total:	3053767

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	0.00000
Juris. Factor:	Val/Su Fin:	282.59	
Special Features:	128700	Val/Su Net:	220.88
Final Total:	3182500	Val/Su SzAd:	372.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,056	64.430	261,335	
BMT	BASEMENT	3,407	35.440	120,735	
SFL	2ND FLOOR	2,516	64.430	162,110	
HST	HALF STORY	1,221	64.430	78,639	
PAT	PATIO	1,009	7.000	7,063	
GAR	GARAGE	992	36.000	35,712	
TQS	3/4 STORY	744	64.430	47,937	
OFP	OPEN PORCH	463	15.000	6,945	
Net Sketched Area:		14,408	Total:	720,476	
Size Ad	8536.5	Gross Area	15876	FinArea	11262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	

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
12	POOL I-G	D	Y	1	24x18	G	GD	2003	27.50	T	20	101			9,500			9,500
94	WINE VAULT	D	S	1		G	GD	2003	4,000.00	T	20	101			3,200			3,200
91	HOME THEATRE	D	S	1		G	GD	2003	125,000.00	T	6	101			117,500			117,500
27	TENNIS C	D	Y	1	100x40	G	GD	2003	5.63	T	20	101			18,000			18,000
97	LANES	D	S	1		G	GD	2003	10,000.00	T	20	101			8,000			8,000

PARCEL ID 171 10 0

More: N	Total Yard Items:	27,500	Total Special Features:	128,700	Total:	156,200
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IMAGE

AssessPro Patriot Properties, Inc

