



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		HUCKLEBERRY HL, LINCOLN

OWNERSHIP

Owner 1:	LAGEMANN RAMANA
Owner 2:	LAGEMANN JESSICA
Owner 3:	
Street 1:	44 HUCKLEBERRY HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JUSTI - STEVEN A
Owner 2:	DRAGON REALTY TRUST -
Street 1:	PO BOX 460426
Twn/City:	FORT LAUDERDALE
St/Prov:	FL Cntry
Postal:	33346

NARRATIVE DESCRIPTION

This Parcel contains .426 ACRES of land mainly classified as UNDEV

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
132	UNDEV		0.4263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,789						12,800	

Total AC/HA:	0.42630	Total SF/SM:	18569.63	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	12,789	Spl Credit:		Total:	12,800
--------------	---------	--------------	----------	-------------	-----------	----------------	-----------	--------	--------	-------------	--	--------	--------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.426	12,800	12,800	3809	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.426	12,800	12,800	Entered Lot Size	
Total Parcel			0.426	12,800	12,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	.426	12,800	12,800	12,800	Year End Roll	9/28/2017
2017	132	FV		0	.426	12,800	12,800	12,800	Year End Roll	9/29/2016
2016	132	FV		0	.426	12,800	12,800	12,800	Year End Roll	1/14/2016
2015	132	FV		0	.426	12,800	12,800	12,800	Year End	10/2/2014
2014	132	FV		0	.426	12,800	12,800	12,800	Year End Roll	1/23/2014
2013	132	FV		0	.426	12,800	12,800	12,800	Year End Roll	10/25/2012
2012	132	FV		0	.426	12,800	12,800	12,800	Year End	1/26/2012
2011	132	FV		0	.426	12,800	12,800	12,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JUSTI,STEVEN A	70581-110		1/31/2018	MULTI-PARCEL	2100000	No	No			
JUSTI,STEVEN A	56831-313		5/9/2011	CONVENIENC		1	No	No		
ADLER IVY RUTH	53816-411		11/10/2009	MULTI-PARCEL	1300001	No	No			
ADLER IVY RUTH,	33486-474		8/21/2001	CONVENIENC		1	No	No		
STRATFORD REALT	32996-417		6/4/2001		21000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, 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.

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 Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

COMMENTS

Large empty table for comments.

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.

SKETCH

Large empty table for 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.

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.

CALC SUMMARY

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

CALC SUMMARY

Table with calc 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.

SUB AREA

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

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items fields: 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.

PARCEL ID

166 14 0

IMAGE

AssessPro Patriot Properties, Inc

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