



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANTON CHARLES
Owner 2:	TASKOR YESIM
Owner 3:	PIRNAR HALIL ALI
Street 1:	9 FRIDOLIN HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANTON - CHARLES
Owner 2:	TASKOR - YESIM
Street 1:	9 FRIDOLIN HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .45 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	0	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	ROLLNG
s				Street	2	PARTIAL P
t				Traffic	2	LIGHT

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		0.45		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,500						13,500	ROADWAY

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.450	13,500	13,500	934	0
							GIS Ref
							GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

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	.45	13,500	13,500	13,500	Year End Roll	9/28/2017
2017	132	FV		0	.45	13,500	13,500	13,500	Year End Roll	9/29/2016
2016	132	FV		0	.45	13,500	13,500	13,500	Year End Roll	1/14/2016
2015	132	FV		0	.45	13,500	13,500	13,500	Year End	10/2/2014
2014	132	FV		0	.45	13,500	13,500	13,500	Year End Roll	1/23/2014
2013	132	FV		0	.45	13,500	13,500	13,500	Year End Roll	10/25/2012
2012	132	FV		0	.45	13,500	13,500	13,500	Year End	1/26/2012
2011	132	FV		0	.45	13,500	13,500	13,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANTON CHARLES	1516-69		9/29/2017	MULTI-PARCEL	1400000	No	No			
HAYDON TR TREVO	1480-211		10/30/2015	MULTI-PARCEL	1825000	No	No			
CHOE MICHAEL W	1359-38		9/2/2008	MULTI-PARCEL	1820000	Yes	No			SALE INCLUDES PART INT IN 48-6-3-48
CHOE MICHAEL W	1325-6		8/17/2006	PART INTERES	1506000	Yes	No			OWNED BY PARCEL 48-6-4 & 48-6-5
CHOE MICHAEL W	1311-79		11/17/2005	PART INTERES	1870000	Yes	No			OWNED BY PARCEL 48-6-4 & 48-6-5
FILLMORE MICHAEL	1138977		5/10/2000	PART INTERES		1	Yes	No		Koch,Flashner 1/2 int
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400000	Yes	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.

COMMENTS

FRIDOLIN HL SUBDIVISION ROADWAY.

SKETCH

GENERAL INFORMATION

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

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.

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.

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 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

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.

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.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 147 2 0