



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		REILING POND RD, LINCOLN

OWNERSHIP

Owner 1:	AZOCAR RUBEN J
Owner 2:	AZOCAR MARAY
Owner 3:	
Street 1:	60 SNAKE HILL RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN FARM ESTATES, INC -
Owner 2:	-
Street 1:	15 OLD CARRIAGE PATH
Twn/City:	GROTON
St/Prov:	MA Cntry
Postal:	01450

NARRATIVE DESCRIPTION

This Parcel contains 2.537 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 Infru	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	4.54	1.000	R1									363,200						363,200	
132	UNDEV		0.7		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R1									4,200						4,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	979,300		1.837	363,200	1,342,500	682 Cluster Subdivision 1/11 int in common land parcels 33-6-0, 33-6-1 to 33-6-3.
132			0.700	4,200	4,200	
Total Card	979,300		2.537	367,400	1,346,700	Entered Lot Size
Total Parcel	979,300		2.537	367,400	1,346,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		266.20	/Parcel:	266.20
		Total Value per SQ unit /Card:		266.20	Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	07/18/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	945,900	0	2.537	367,400	1,313,300	1,313,300	Year End Roll	9/28/2017
2017	101	FV	882,100	0	2.537	367,400	1,249,500	1,249,500	Year End Roll	9/29/2016
2016	101	FV	857,500	0	2.537	357,000	1,214,500	1,214,500	Year End Roll	1/14/2016
2015	101	FV	850,300	0	2.537	284,200	1,134,500	1,134,500	Year End	10/2/2014
2014	101	FV	800,100	0	2.537	273,000	1,073,100	1,073,100	Year End Roll	1/23/2014
2013	101	FV	785,800	0	2.537	268,200	1,054,000	1,054,000	Year End Roll	10/25/2012
2012	101	FV	521,900	0	2.533	301,400	823,300	823,300	Year End	1/26/2012
2011	130	FV		0	2.533	520,600	520,600	520,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN FARM ES	58963-86		4/25/2012		1100000	No	No			
HOBBS BROOK FAR	54786-318		6/4/2010	MULTI-PARCEL	600000	No	No			
BREITER CHRISTI	39962-375		7/16/2003	CONVENIENC	99	No	No			
BREITER CHRISTI	37794-26		1/27/2003	CONVENIENC	1	No	No			
HOBBS BROOK FAR	32389-280		2/20/2001	INTRA-CORP	590000	No	No			
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820000	No	No			PARCEL 31-2-0 ALSO
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200300	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/1/2017	6813	RENO-ADD	13,740	C	1/30/2018			Convert garage to
4/30/2010	4440	NEW HOME	536,000	C	4/18/2012			New House

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2011	MEAS/EXT INS	25	D ERSKINE

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

Total AC/HA:	2.53655	Total SF/SM:	110492.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	367,400	Spl Credit		Total:	367,400
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EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	Total: 0
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

Lot 9.

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:	9	BRs:	4	Baths:	4	HB:	1					

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T 20%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

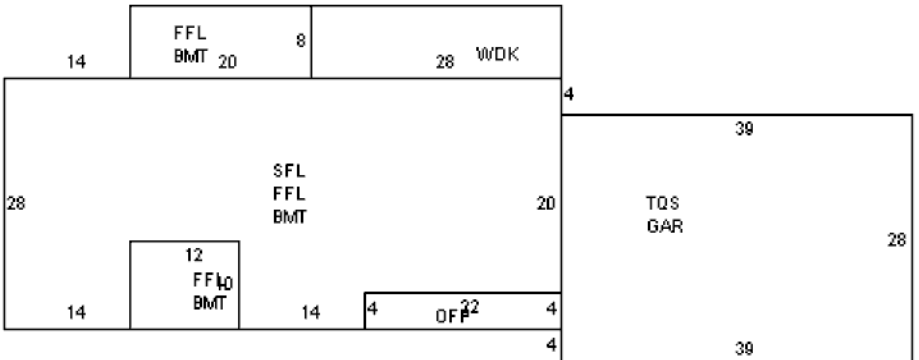
CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.89440435
Const Adj.:	1.02399993
Adj \$ / SQ:	80.597
Other Features:	109271
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	979277
Depreciation:	0
Depreciated Total:	979277

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1240282.247
Juris. Factor:		Val/Su Fin:	193.58	
Special Features:	0	Val/Su Net:	132.93	
Final Total:	979300	Val/Su SzAd:	235.69	

SKETCH



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	

PARCEL ID 129 10 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,808	30.220	54,644	
FFL	1ST FLOOR	1,808	80.600	145,719	
SFL	2ND FLOOR	1,528	80.600	123,152	
GAR	GARAGE	1,092	36.000	39,312	
TQS	3/4 STORY	819	80.600	66,009	
WDK	WOOD DECK	224	20.610	4,617	
OFF	OPEN PORCH	88	15.000	1,320	
Net Sketched Area:		7,367	Total:	434,773	
Size Ad	4155	Gross Area	7640	FinArea	5059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE



AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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