



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MILLSTONE LN, LINCOLN

OWNERSHIP

Owner 1:	LAUPHEIMER JOHN
Owner 2:	LAUPHEIMER DEBORAH
Owner 3:	
Street 1:	2 MILLSTONE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Harrington Jr Tr - Winthrop W
Owner 2:	Harrington Tr - Andrea L
Street 1:	C/O JDJ Resources
Twn/City:	Boston
St/Prov:	MA Cntry
Postal:	02109

NARRATIVE DESCRIPTION

This Parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.57362		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									17,209						17,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	968,600	28,100	2.410	814,000	1,810,700	2242	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							05/20/14	
Total Card 968,600 28,100 2.410 814,000 1,810,700							Entered Lot Size	
Total Parcel 968,600 28,100 2.410 814,000 1,810,700							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 459.18 /Parcel: 459.18							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	968,600	28100	2.41	814,000	1,810,700	1,810,700	Year End Roll	9/28/2017
2017	101	FV	867,200	28100	2.41	814,000	1,709,300	1,709,300	Year End Roll	9/29/2016
2016	101	FV	838,500	28100	2.41	762,000	1,628,600	1,628,600	Year End Roll	1/14/2016
2015	101	FV	816,000	28100	2.41	706,800	1,550,900	1,550,900	Year End	10/2/2014
2014	101	FV	567,000	28100	2.41	697,200	1,292,300	1,292,300	Year End Roll	1/23/2014
2013	130	FV		0	2.41	677,200	677,200	677,200	Year End Roll	10/25/2012
2012	718	FV		0	2.41	697,209	697,209	277	Year End	1/26/2012
2011	718	FV		0	2.41	743,609	743,609	277	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Harrington Jr T	59260-591		6/8/2012	CHANGE IN US	710000	No	No			
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No			
HARRINGTON WINT	18815-314		1/13/1988	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6882	SOLAR PA	33,450	C	11/3/2017			Install solar pane
10/15/2014	5941	ROOF	19,500	C	1/29/2015			Alter roof above f
3/27/2013	5350	RENOVATI	16,000	C				sheet metal work f
11/20/2012	5251	GARAGE	15,000	C	1/15/2014			construct unheated
11/16/2012	5239	NEW HOME	1,700,000	C	1/15/2014			new single family
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/13/2013	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1T - 1T	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	5 - TYPICAL	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

Millstone Lane 4/23/07.

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	RM	S	8	BR	S	4	Bath	S	4	HB	S	1

OTHER FEATURES

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

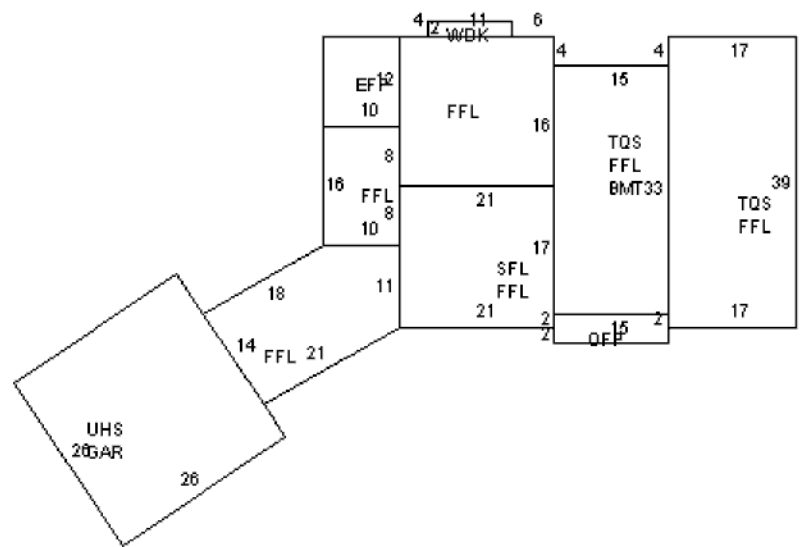
CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:			
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	10%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:	2	- GAS	
Heat Type:	4	- RADIANT HW	
# 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:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.90215683
Const Adj.:	1.02199996
Adj \$ / SQ:	83.902
Other Features:	58880
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	968641
Depreciation:	0
Depreciated Total:	968641

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	245.65		
Special Features:	0	Val/Su Net:	182.20		
Final Total:	968600	Val/Su SzAd:	245.63		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,473	83.900	207,491	
TQS	3/4 STORY	869	83.900	72,869	
GAR	GARAGE	676	36.000	24,336	
BMT	BASEMENT	495	20.980	10,383	
SFL	2ND FLOOR	399	83.900	33,477	
UHS	UNFIN HST	203	83.900	17,015	
EFP	ENCL PORCH	120	36.000	4,320	
OPF	OPEN PORCH	60	15.000	900	
Net Sketched Area:		5,316	Total:	371,627	
Size Ad	3943.3	Gross Area	6079	FinArea	3943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
4	GARAGE/L	D	Y	1	24x24	G	GD	2012	35.00	T	0	101			20,200		20,200
6	CARPORT	D	Y	1	11x26	G	GD	2012	27.50	T	0	101			7,900		7,900

PARCEL ID

180 4 0

IMAGE



More: N	Total Yard Items:	28,100	Total Special Features:	Total:	28,100
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