

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN RIDGE ESTATES LLC
Owner 2:	
Owner 3:	
Street 1:	78 HANCOCK STREET
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry Own Occ:
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	MASSACHUSETTS CENTERS INC -
Owner 2:	-
Street 1:	PO BOX 1100
Twn/City:	BEDFORD
St/Prov:	MA Cntry
Postal:	01730-1100

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1965, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	VARIED
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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	RC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	191,500		0.000		191,500	Unit 9-1	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 248.06						/Parcel: 248.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	191,500	0	.		191,500	191,500	Year End Roll	9/28/2017
2017	102	FV	180,200	0	.		180,200	180,200	Year End Roll	9/29/2016
2016	102	FV	178,400	0	.		178,400	178,400	Year End Roll	1/14/2016
2015	102	FV	169,000	0	.		169,000	169,000	Year End	10/2/2014
2014	102	FV	167,100	0	.		167,100	167,100	Year End Roll	1/23/2014
2013	102	FV	156,900	0	.		156,900	156,900	Year End Roll	10/25/2012
2012	102	FV	164,200	0	.		164,200	164,200	Year End	1/26/2012
2011	102	FV	178,700	0	.		178,700	178,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASSACHUSETTS C	46676-85		12/16/2005	CHD>SALE	7000000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2012	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 7 - CONDO-GRDN, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: %, Roof Struct: 8 - IRREGULAR, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general details: Grade: C - AVERAGE, Year Blt: 1965, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 15 - CARPET, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

Table with utility and other interior details: % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

SPEC FEATURES/YARD ITEMS

Table for Spec Features/Yard Items with columns: 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

More: N

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: , Rating:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

CONDO INFORMATION

Table with condo details: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 2.77999971, Name: 8 - RIDGE COURT

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 13.3%, Functional: %, Economic: %, Special: %, Override: , Total: 13.3%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.53549218, Const Adj.: 1.02899992, Adj \$ / SQ: 260.704, Other Features: 15000, Grade Factor: 1.00, Neighborhood Inf: 1.01999998, LUC Factor: 1.00, Adj Total: 220874, Depreciation: 29376, Depreciated Total: 191498

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Ridge Cr, # Units: 1, Level: FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 4, BRs: 2, Baths: 1, HB

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

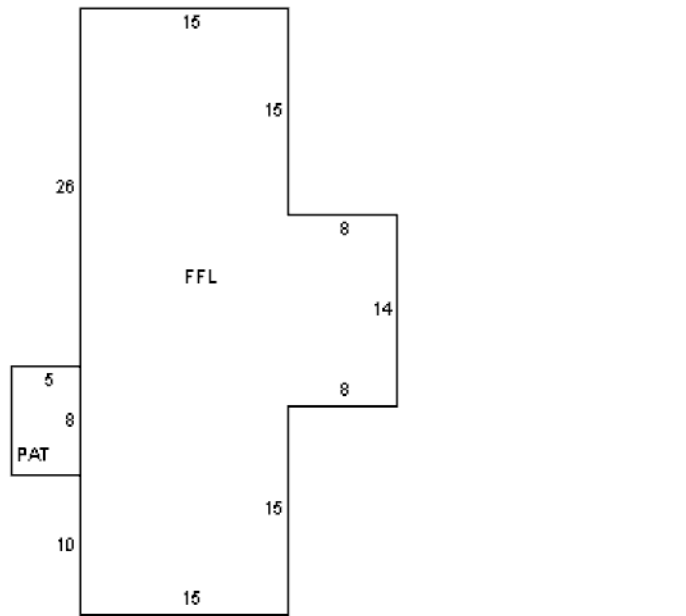
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 4, 2, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 217600.0000, Juris. Factor, Val/Su Fin: 248.06, Special Features: 0, Val/Su Net: 235.84, Final Total: 191500, Val/Su SzAd: 248.06

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 812, Total: 195,444, Size Ad: 772, Gross Area: 812, FinArea: 772

SUB AREA DETAIL

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

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID

171 24 0 9 1

Total Yard Items:

Total Special Features:

Total: