



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	JOHNSTON DAVID
Owner 2:	
Owner 3:	
Street 1:	65 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MULA TR - DARLENE
Owner 2:	-
Street 1:	C-O DARLENE KELLEY
Twn/City:	HUDSON
St/Prov:	MA Cntry
Postal:	01749-3104

NARRATIVE DESCRIPTION

This Parcel contains 3.397 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1959, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.56		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									46,800						46,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	357,500	900	3.397	843,600	1,202,000	08/2010 See plan 413 of 2010 Lot 2. Subdivided from 91-7-0	0
						Entered Lot Size	GIS Ref
						Total Land:	GIS Ref
						Land Unit Type:	Insp Date
							09/04/13
Total Card		357,500	900	3.397	843,600	1,202,000	
Total Parcel		357,500	900	3.397	843,600	1,202,000	
Source: Market Adj Cost		Total Value per SQ unit /Card:		307.42	/Parcel:	307.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	357,500	900	3.397	843,600	1,202,000	1,202,000	Year End Roll	9/28/2017
2017	101	FV	353,300	900	3.397	843,600	1,197,800	1,197,800	Year End Roll	9/29/2016
2016	101	FV	345,000	900	3.397	791,600	1,137,500	1,137,500	Year End Roll	1/14/2016
2015	101	FV	340,800	900	3.397	736,400	1,078,100	1,078,100	Year End	10/2/2014
2014	101	FV	324,100	900	3.397	726,800	1,051,800	1,051,800	Year End Roll	1/23/2014
2013	101	FV	315,800	900	3.397	706,800	1,023,500	1,023,500	Year End Roll	10/25/2012
2012	101	FV	341,700	900	3.397	726,800	1,069,400	1,069,400	Year End	1/26/2012
2011	101	FV	355,400	900	3.397	773,200	1,129,500	1,129,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MULA TR,DARLENE	69617-420		7/17/2017	CONVENIENC	992000	No	No			
STANKARD JEAN C	54875-467		6/24/2010	FAMILY	99	No	No			
	10640-96		9/19/1964	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2018	6956	SOLAR PA	19,000	C	3/29/2018			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/1/1983	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.39655	Total SF/SM:	147953.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	843,600	SpI Credit		Total:	843,600
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EXTERIOR INFORMATION

Table with exterior details: Type: 18 - SPLIT ENTRY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: 16 - STONE VE, 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1959, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

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

SPEC FEATURES/YARD ITEMS

Table with 13 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. Includes one row for SHED/FR and a summary row at the bottom.

BATH FEATURES

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

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 30.%, Functional: % , Economic: % , Special: % , Override: % , Total: 30%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 75.00, Size Adj.: 0.99927294, Const Adj.: 1.03530002, Adj \$ / SQ: 77.591, Other Features: 46500, Grade Factor: 1.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 510671, Depreciation: 153201, Depreciated Total: 357470

COMMENTS

Empty box for comments.

RESIDENTIAL GRID

Table with residential grid details: 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: 10, BRs: 4, Baths: 2, HB 1

REMODELING

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

RES BREAKDOWN

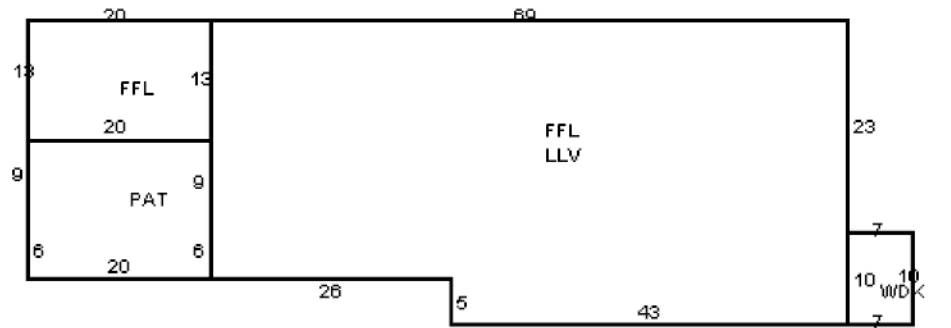
Table with resource breakdown: No Unit, RMS, BRS, FL. Totals: 1, 10, 4, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 91.43, Special Features: 0, Val/Su Net: 72.60, Final Total: 357500, Val/Su SzAd: 148.53

PARCEL ID

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,924, Total: 362,037, Size Ad: 2407, Gross Area: 4924, FinArea: 3910

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL 1ST FLOOR, LLV LOWR LEVEL, PAT PATIO, WDC WOOD DECK

IMAGE



AssessPro Patriot Properties, Inc