



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEARLS NEIL P
Owner 2:	SEARLS WENDY
Owner 3:	
Street 1:	2 KELLEY LN
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778-1035 Type:

PREVIOUS OWNER

Owner 1:	GANNON - JOHN J
Owner 2:	GANNON - PRISCILLA K
Street 1:	2 KELLEY LN
Twn/City:	WAYLAND
St/Prov:	MA Cntry
Postal:	01778-1035

NARRATIVE DESCRIPTION

This Parcel contains .022 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
132	UNDEV		0.022		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									132						100	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.022	100	100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	132	FV		0	.022	100	100	100	Create Final value 2019	6/4/2019
2018	132	FV		0	.022	100	100	100	Year End Roll	9/28/2017
2017	132	FV		0	.022	100	100	100	Year End Roll	9/29/2016
2016	132	FV		0	.022	100	100	100	Year End Roll	1/14/2016
2015	132	FV		0	.022	100	100	100	Year End	10/2/2014
2014	132	FV		0	.022	100	100	100	Year End Roll	1/23/2014
2013	132	FV		0	.022	100	100	100	Year End Roll	10/25/2012
2012	132	FV		0	.022	100	100	100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GANNON,JOHN J	66819-477		2/18/2016	PARTIAL INTR	1170000	No	No			
HAYES DEVELOPME	24656-223		6/28/1994	PARTIAL INTR	541000	No	No			MOSTLY IN WAYLAND
TALL PINES REAL	22414-27		9/21/1992	PARTIAL INTR	675000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Form with fields: Type, Sty Ht, (Liv) Units, Total, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir

BATH FEATURES

Form with fields: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating

COMMENTS

AT WAYLAND LINE/ADJOINS LOT 6-PRICE FOR ENTIRE SUBDIVISION PLAN #451-1991 SUBDIV IN WAYLAND .

SKETCH

GENERAL INFORMATION

Form with fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj

OTHER FEATURES

Form with fields: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating

CONDO INFORMATION

Form with fields: Location, Total Units, Floor, % Own, Name

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes rows for Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

REMODELING

Form with fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes a Totals row.

INTERIOR INFORMATION

Form with 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

Form with fields: Phys Cond, Functional, Economic, Special, Override, Total

CALC SUMMARY

Form with fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, LUC Factor, Adj Total, Depreciation, Depreciated Total

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows: WtAv\$/SQ, AvRate, Ind.Val, Jur. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SPEC FEATURES/YARD ITEMS

Table 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

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 175 3 0

Summary row with fields: More: N, Total Yard Items, Total Special Features, Total