

Map Lot Sublot Building Unit CARD **Town Of Lincoln**



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		HUNTLEY LN, LINCOLN

**OWNERSHIP**

Owner 1:	CAPPUCCI THOMAS A
Owner 2:	CAPPUCCI BARBARA A
Owner 3:	
Street 1:	8 HUNTLEY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5008 Type:

**PREVIOUS OWNER**

Owner 1:	CAPPUCCI TR - THOMAS A
Owner 2:	CAPPUCCI TR - BARBARA A
Street 1:	8 HUNTLEY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5008

**NARRATIVE DESCRIPTION**

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		39639		SQUARE FE	PRIME SITE		0	8.3	1.713	R4									563,501						563,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	266,000	1,300	0.910	563,500	830,800	2022	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 332.65						/Parcel: 332.65	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	259,000	1300	.91	548,600	808,900	808,900	Create Final value 2019	6/4/2019
2018	101	FV	255,500	1300	.91	548,600	805,400	805,400	Year End Roll	9/28/2017
2017	101	FV	241,100	1300	.91	543,100	785,500	785,500	Year End Roll	9/29/2016
2016	101	FV	241,100	1300	.91	527,500	769,900	769,900	Year End Roll	1/14/2016
2015	101	FV	231,600	1300	.91	488,100	721,000	721,000	Year End	10/2/2014
2014	101	FV	229,300	1300	.91	454,900	685,500	685,500	Year End Roll	1/23/2014
2013	101	FV	224,600	1300	.91	441,300	667,200	667,200	Year End Roll	10/25/2012
2012	101	FV	224,600	1300	.91	373,400	599,300	599,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAPPUCCI TR,THO	58128-139		12/20/2011	FAMILY		0	No	No		
CAPPUCCI BARBAR	56127-76		12/22/2010			0	No	No		
CAPPUCCI BARBAR	31275-450		3/8/2000	CONVENIENC		1	No	No		
CAPPUCCI, THOMA	25288-95		4/18/1995	CONVENIENC		0	No	No		
HUNTLEY MEDFORD	13355-588		12/16/1977		36000	No	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2017	6777	RENOVATI	22,440	C	7/18/2017			Remodel a bathroom
8/8/2016	6526	KITCHEN	36,000	C	2/7/2017			Kitchen remodel
9/15/2014	5901	RENOVATI	10,000	C	10/24/2014			bathroom remodel
9/5/2001	2335	MANUAL		C	6/29/2002			add support under
10/3/2000	2100	ROOF		C	6/8/2001			
9/21/2000	2089	MANUAL		C	6/8/2001			chimney

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
6/8/2001	MEAS/EXT INS	613	
4/18/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

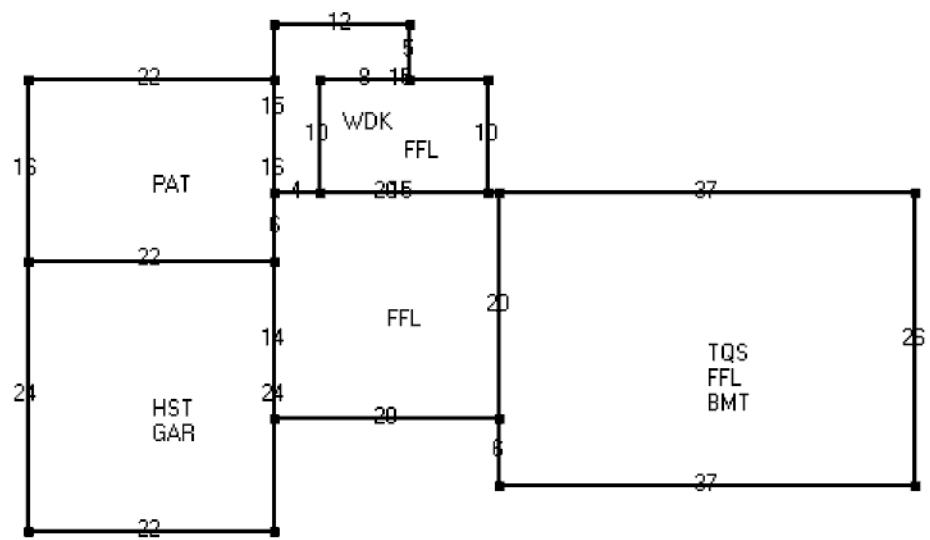
Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

**BATH FEATURES**

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

**COMMENTS**

**SKETCH**



**GENERAL INFORMATION**

Grade:	C+	-	AVG. (+)
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**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:	8	BR:	3	Bath:	1	HB				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET 50%		
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23%

**CALC SUMMARY**

Basic \$ / SQ:	82.00
Size Adj.:	0.99024022
Const Adj.:	1.00999999
Adj \$ / SQ:	82.012
Other Features:	59624
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	345513
Depreciation:	79468
Depreciated Total:	266045

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 702789.5463
Juris. Factor:		Val/Su Fin:		106.49
Special Features:	0	Val/Su Net:		59.91
Final Total:	266000	Val/Su SzAd		106.51

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,512	82.010	124,002
BMT	BASEMENT	962	20.500	19,724
TQS	3/4 STORY	722	82.010	59,171
GAR	GARAGE	528	36.000	19,008
PAT	PATIO	352	7.000	2,464
HST	HALF STORY	264	82.010	21,651
WDK	WOOD DECK	100	28.500	2,850
Net Sketched Area:		4,440	Total:	248,870
Size Ad	2497.5	Gross Area	4944	FinArea 2498

**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
2	SHED/FR	D	Y	1	80	A	AV	1979	15.00	T	70	101			400			400
2	SHED/FR	D	Y	1	200	A	AV	1979	15.00	T	70	101			900			900

**PARCEL ID** 174 20 0

**IMAGE**



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	1,300	Total Special Features:		Total:	1,300
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