## Property Location

### Ownership

**Owner 1:** PEDINI PAUL  
**Owner 2:**  
**Owner 3:**  
**Street 1:** 2 WINCHELSEA LANE  
**Street 2:**  
**Town/City:** LINCOLN  
**St/Prov:** MA  
**Postal:** 01773  
**Street 1:** 507 E 2ND ST  
**Street 2:** MOORESTOWN  
**St/Prov:** NJ  
**Postal:** 08057

### Narrative Description

This Parcel contains 1.363 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2019, Having Primarily WOOD Exterior and N/A Roof Cover, with 0 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Baths, 0 Rooms, and 0 Bdrms.

### OTHER ASSESSMENTS

<table>
<thead>
<tr>
<th>Code</th>
<th>Descr/No</th>
<th>Amount</th>
<th>Com. Int</th>
</tr>
</thead>
</table>

### Property Factors

<table>
<thead>
<tr>
<th>Item</th>
<th>Code</th>
<th>Description</th>
<th>%</th>
<th>Item</th>
<th>Code</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>R1</td>
<td>Residential</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>n</td>
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</table>

### Flood Haz: Exempt

### Topo: Paved

### Traffic: Medium

### Land Section (First 7 lines only)

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Fact</th>
<th>No of Units</th>
<th>Depth / PriceUnits</th>
<th>Unit Type</th>
<th>Land Type</th>
<th>LT Factor</th>
<th>Base Value</th>
<th>Adj</th>
<th>Neigh</th>
<th>Neigh Influ</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>%</th>
<th>Infl 2</th>
<th>%</th>
<th>Infl 3</th>
<th>%</th>
<th>Appraised Value</th>
<th>All Class</th>
<th>%</th>
<th>Spec Land</th>
<th>J Code</th>
<th>Fact</th>
<th>Use Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>53960</td>
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<td></td>
<td>599,160</td>
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<td>599,200</td>
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<tr>
<td>130</td>
<td>LAND</td>
<td>0.1242</td>
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<td></td>
<td></td>
<td>3,726</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,700 right of way</td>
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</tbody>
</table>
**GENERAL INFORMATION**
- Grade: A - V GOOD
- Year Blt: 2019
- Eff Yr Blt: 2019
- Alt LUC: Alt %:
- Jurisdiction: Const Mod:
- Lump Sum Adj:

**INTERIOR INFORMATION**
- Avg Hit/FL:
- Prim Int Wal:
- Sec Int Wall: %
- Partition: %
- Prim Floors: 3 - HARDWOOD
- Sec Floors: %

**EXTERIOR INFORMATION**
- Bsmt Flr:
- Prim Floors:
- Sec Floors:

**BATH FEATURES**
- Full Bath: 2 Rating: GOOD
- A Bath:
- A 3QBth: Rating:
- 1/2 Bath: 1 Rating: GOOD
- A HBth:

**COMMENTS**
- CLUSTER SUBDIVISION, incl 1/6 of ROW.

**RESIDENTIAL GRID**
- 1st Res Grid

**REMODELING**
- Exterior:
- Interior:
- Additions:
- Kitchen:
- Baths:
- Plumbing:
- Heating:
- General:

**REMODELING**
- Ext Interior:
- Ext Exterior:

**COMPARABLE SALES**
- Rate: Parcel ID: Type: Date: Sale Price

**CALC SUMMARY**
- Basic $ / SQ: 82.00
- Electric:
- Insulation:
- Int vs Ext:
- Heat Fuel:
- Heat Type:

**DEPRECIATION**
- Phys Cond: GD - Good
- Functional:
- Economic:
- Special:
- Total:

**SPEC FEATURES/YARD ITEMS**

**PARCEL ID**
- Parcel ID: Lump Sum Adj: Const Mod:

**SUB AREA**
- Code: Description: Area - SQ: Rate - AV: Undepr Value: Sub Area: % Usbl: Describe: % Type: Qu: # Ten

**SUB AREA DETAIL**
- Net Sketched Area: 5,716
- Total: 333,489
- Size Adj: 3014
- Gross Area: 5716
- Fit Area: 3014

**IMAGE**
- AssessPro - Patriot Properties, Inc