



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
227		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	ASLAM SHAKIL
Owner 2:	GONELLA ERICA A
Owner 3:	
Street 1:	227 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Bolton - Hugh
Owner 2:	St Lawrence - Leslie
Street 1:	227 Lincoln Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.507 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:				Topo		
D				Street	1	PAVED
s				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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,020						4,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,448,200	1,700	2.507	668,000	2,117,900	z883	0
						GIS Ref	
						GIS Ref	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,455,700	1700	2.507	650,400	2,107,800	2,107,800	Create Final value 2019	6/4/2019
2018	101	FV	1,455,700	1700	2.507	650,400	2,107,800	2,107,800	Year End Roll	9/28/2017
2017	101	FV	1,352,800	1700	2.507	644,000	1,998,500	1,998,500	Year End Roll	9/29/2016
2016	101	FV	1,319,200	1700	2.507	625,600	1,946,500	1,946,500	Year End Roll	1/14/2016
2015	101	FV	1,307,500	1700	2.507	579,200	1,888,400	1,888,400	Year End	10/2/2014
2014	101	FV	1,174,500	1700	2.507	540,000	1,716,200	1,716,200	Year End Roll	1/23/2014
2013	101	FV	1,151,400	1700	2.507	524,000	1,677,100	1,677,100	Year End Roll	10/25/2012
2012	101	FV	1,174,500	1700	2.51	471,200	1,647,400	1,647,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Bolton,Hugh	60602-7		11/29/2012		1600000	No	No			
CONNORS TRAVIS	54767-103		6/1/2010		1775000	No	No			
MINER BRIAN E,	48138-587		9/8/2006		1765000	No	No			
COURTCO LLC,	31768-316		8/30/2000		1275000	No	No			
BENNETT DORIS E	28731-468		6/16/1998	CHD>SALE	275000	No	No		ESTATE SALE	
BENNETT RICHARD	12182-117		4/4/1972		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2013	5400	MANUAL	700	C				Sheet metal work t
4/29/2013	5387	RENOVATI	20,000	C	5/13/2014			remodel bath & bmt
10/19/2001	2371	SHED	2,500	C	6/21/2002			
4/8/1999	1675	ADDITION	257,000	C	6/19/2000			6/19/00 90%

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/19/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	
6/19/2000	MEAS+INSPCTD	611	
8/4/1999	MEAS+INSPCTD	600	
4/2/1996	MEAS+INSPCTD	606	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	16	- STONE VE 10%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

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	S:	10	BR	S:	4	Bath	S:	3	HB	S:	1

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	A+	- EXCELLENT	
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	3	- CERAMIC T 30%	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD	- Good	8.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.89792901
Const Adj.:	1.03215599
Adj \$ / SQ:	87.119
Other Features:	123967
Grade Factor:	2.65
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1570866
Depreciation:	125669
Depreciated Total:	1445197

COMPARABLE SALES

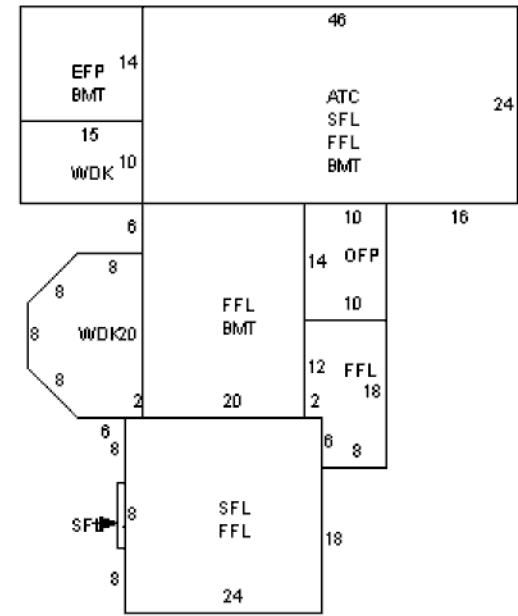
Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1464436.228
Juris. Factor:		Val/Su Fin:		273.04	
Special Features:	3000	Val/Su Net:		207.93	
Final Total:	1448200	Val/Su SzAd:		357.05	

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	10x16	A	AV	2001	15.00	T	30	101			1,700			1,700
94	WINE VAULT	D	S	1		G	GD	1999	4,000.00	T	25	101			3,000			3,000

More:	N				
Total Yard Items:	1,700	Total Special Features:	3,000	Total:	4,700

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,368	87.120	206,299	
BMT	BASEMENT	1,834	38.110	69,902	
SFL	2ND FLOOR	1,688	87.120	147,058	
WDK	WOOD DECK	394	17.870	7,040	
ATC	ATTIC	331	87.120	28,854	
EFP	ENCL PORCH	210	36.000	7,560	
OFF	OPEN PORCH	140	15.000	2,100	
Net Sketched Area:	6,965	Total:		468,813	
Size Ad	4056	Gross Area	7738	FinArea	5304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	0

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 172 13 0