



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FROST TR ET AL OCTOBER CULLUM
Owner 2:	
Owner 3:	OCTOBER C FROST REVOCABLE TRST
Street 1:	233 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	FROST - OCTOBER CULLUM
Owner 2:	-
Street 1:	233 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1864, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Influ	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	215,200	3,600	2.200	570,900	789,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 275.16						/Parcel: 275.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	219,200	3600	2.2	553,300	776,100	776,100	Create Final value 2019	6/4/2019
2018	101	FV	219,200	3600	2.2	553,300	776,100	776,100	Year End Roll	9/28/2017
2017	101	FV	209,100	3600	2.2	522,900	735,600	735,600	Year End Roll	9/29/2016
2016	101	FV	205,100	3600	2.2	507,700	716,400	716,400	Year End Roll	1/14/2016
2015	101	FV	197,000	3600	2.2	470,900	671,500	671,500	Year End	10/2/2014
2014	101	FV	187,600	3600	2.2	422,900	614,100	614,100	Year End Roll	1/23/2014
2013	101	FV	183,800	3600	2.01	405,200	592,600	592,600	Year End Roll	10/25/2012
2012	101	FV	144,400	3600	2.01	545,200	693,200	693,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FROST,OCTOBER C	68266-547		10/25/2016	FAMILY		1	No	No		
	10584-134		7/15/1964		17500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/16/2012	5001	RENOVATI	2,500	C				Construct new land
11/13/2006	3563	WDK	7,800	C	6/14/2007			Build 4 decks in f

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
4/2/1996	MEAS+INSPCTD	606	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	570,890	Spl Credit		Total:	570,900
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	12 - BOARD+BATT
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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:	2	Rating:	AVERAGE

COMMENTS

INCLUD.102-19.01(.21AC) 2
DEEDS-REGISTERED AND UNREGISTERED
LAND .

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1864	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
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												
RMs:	7	BRs:	3	Baths:	2	HB:	1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
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:	Yes	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	34.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.%

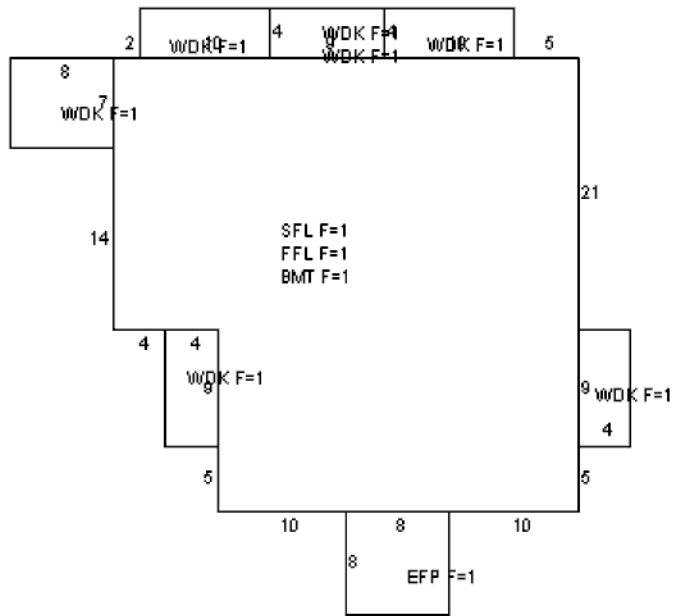
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.01132405
Const Adj.:	0.98940003
Adj \$ / SQ:	87.053
Other Features:	46000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	325996
Depreciation:	110839
Depreciated Total:	215157

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:		AvRate:		Ind.Val:	820336.4173
Juris. Factor:		Val/Su Fin:	74.98		
Special Features:	0	Val/Su Net:	56.81		
Final Total:	215200	Val/Su SzAd:	93.73		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,148	32.640	37,476	
FFL	1ST FLOOR	1,148	87.050	99,936	
SFL	2ND FLOOR	1,148	87.050	99,936	
WDK	WOOD DECK	280	19.340	5,415	
EFP	ENCL PORCH	64	36.000	2,304	
Net Sketched Area:		3,788	Total:	245,067	
Size Ad	2296	Gross Area	3788	FinArea	2870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

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
6	CARPOR	D	Y	1	22X16	A	AV	1864	22.00	T	60	101			3,100			3,100
2	SHED/FR	D	Y	1	7X16	A	AV	1970	15.00	T	70	101			500			500

PARCEL ID

More:	N
Total Yard Items:	3,600
Total Special Features:	
Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc

