



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	NEWELL TR JOHN B
Owner 2:	NEWELL TR ELLEN S
Owner 3:	JOHN B NEWELL REVOC TRUST
Street 1:	98 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3837 Type:

PREVIOUS OWNER

Owner 1:	BRISCOE - JOHN
Owner 2:	ANDRADE - CONCEICAO ARAUJO
Street 1:	98 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3837

NARRATIVE DESCRIPTION

This Parcel contains 2.447 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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 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		0.61		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,660						3,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	376,900	7,200	2.447	667,700	1,051,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.68						/Parcel: 310.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	351,300	7200	2.447	650,100	1,008,600	1,008,600	Create Final value 2019	6/4/2019
2018	101	FV	351,300	7200	2.447	650,100	1,008,600	1,008,600	Year End Roll	9/28/2017
2017	101	FV	351,300	7200	2.447	643,700	1,002,200	1,002,200	Year End Roll	9/29/2016
2016	101	FV	347,600	7200	2.447	625,300	980,100	980,100	Year End Roll	1/14/2016
2015	101	FV	333,000	7200	2.447	578,900	919,100	919,100	Year End	10/2/2014
2014	101	FV	325,500	7200	2.447	539,700	872,400	872,400	Year End Roll	1/23/2014
2013	101	FV	267,700	7200	2.447	523,700	798,600	798,600	Year End Roll	10/25/2012
2012	101	FV	284,700	7200	2.45	541,900	833,800	833,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRISCOE,JOHN	62553-410		8/30/2013	CHD>SALE	1160000	No	No			
RESNICK CHARLES	51953-204		12/5/2008		905000	No	No			
RYAN WILLIAM H,	11476-695		3/8/1968		22500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2017	6724	ROOF	2,100	C				Strip & re-roof dw
9/17/2013	5551	MANUAL	11,000	C				sheet metal work f
8/21/2013	5520	RENOVATI	250,000	C	5/13/2014			remodel the kitche
9/13/2012	5159	WDK	20,000	C				replace existing d
3/29/2010	4410	RENOVATI	5,000	C				patch hole in bmt
5/20/2002	2493	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
3/28/2013	MEAS+INSPCTD	618	G BOURGAULT
2/10/2009	MEAS+INSPCTD	100	
4/16/2005	M&L COMPLETE	615	
11/30/1995	MEAS+INSPCTD	607	
12/19/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

INCLUDES 104-11.01 (205 SQ. FT)

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
FrpI:	2	Rating:	GOOD
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

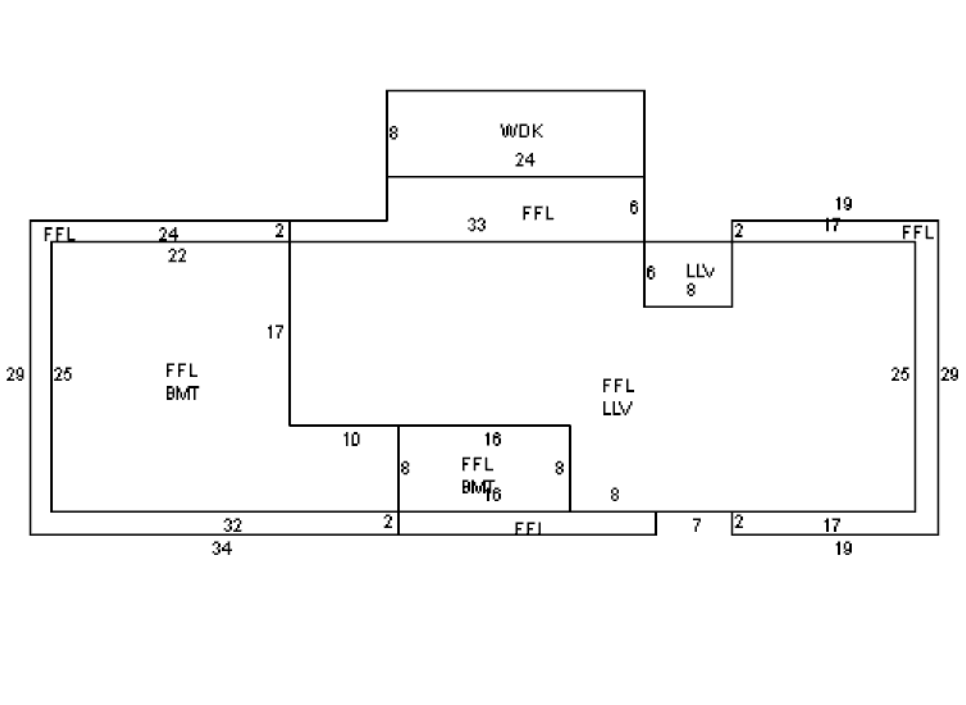
CONDO INFORMATION

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:	4	Baths:	2	HB						

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T
Bsmnt Flr:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	19.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.2%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	0.99449879
Const Adj.:	1.02600002
Adj \$ / SQ:	86.730
Other Features:	68592
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	466453
Depreciation:	89559
Depreciated Total:	376894

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 775603.4068
Juris. Factor:		Val/Su Fin:		111.31
Special Features:	0	Val/Su Net:		81.12
Final Total:	376900	Val/Su SzAd:		153.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,454	86.730	212,836	
LLV	LOWR LEVEL	1,242	92.150	114,451	
BMT	BASEMENT	758	21.680	16,435	
WDK	WOOD DECK	192	21.670	4,161	
Net Sketched Area:		4,646	Total:	347,883	
Size Ad	2454	Gross Area	4646	FinArea	3386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	G	0

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
27	TENNIS C	D	Y	1	100x55	A	AV	1968	4.09	T	70	101			6,800			6,800
2	SHED/FR	D	Y	1	80	A	AV	1968	15.00	T	70	101			400			400

PARCEL ID

171 7 0

More: N	Total Yard Items:	7,200	Total Special Features:		Total:	7,200
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IMAGE

AssessPro Patriot Properties, Inc

