



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 121 |        | WESTON RD, LINCOLN    |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | WISE JOANNE D       |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 121 WESTON RD       |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-4506 Type:    |

**PREVIOUS OWNER**

|           |                     |
|-----------|---------------------|
| Owner 1:  | LIPSEY STEVEN D -   |
| Owner 2:  | LIPSEY MICHAELA M - |
| Street 1: | 121 WESTON RD       |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773-4506          |

**NARRATIVE DESCRIPTION**

This Parcel contains 4.3 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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          | 8.3        | 1.000 | R4    |             |           |        |   |        |   |        |   | 664,000         |           |   |           |        |      | 664,000   |         |
| 101      | ONE FAM     |          | 1.913       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |             |           |        |   |        |   |        |   | 57,390          |           |   |           |        |      | 57,400    |         |
| 101      | ONE FAM     |          | 0.55        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R4    |             |           |        |   |        |   |        |   | 3,300           |           |   |           |        |      | 3,300     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items | Land Size                             | Land Value | Total Value | Legal Description | User Acct |                 |           |                  |          |
|-------------------------|----------------|------------|---------------------------------------|------------|-------------|-------------------|-----------|-----------------|-----------|------------------|----------|
| 101                     | 2,405,600      | 22,200     | 4.300                                 | 724,700    | 3,152,500   | 2154              | 0         |                 |           |                  |          |
|                         |                |            |                                       |            |             |                   | GIS Ref   |                 |           |                  |          |
|                         |                |            |                                       |            |             |                   | GIS Ref   |                 |           |                  |          |
| Total Card              |                |            |                                       |            | 2,405,600   | 22,200            | 4.300     | 724,700         | 3,152,500 | Entered Lot Size |          |
| Total Parcel            |                |            |                                       |            | 2,405,600   | 22,200            | 4.300     | 724,700         | 3,152,500 | Total Land:      |          |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: 393.28 |            |             | /Parcel: 393.28   |           | Land Unit Type: |           | Insp Date        |          |
|                         |                |            |                                       |            |             |                   |           |                 |           |                  | 04/17/18 |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 2,519,000  | 22200     | 4.3       | 707,100    | 3,248,300   | 3,248,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 2,519,000  | 22200     | 4.3       | 707,100    | 3,248,300   | 3,248,300     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 2,358,600  | 22200     | 4.3       | 700,700    | 3,081,500   | 3,081,500     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 2,319,400  | 22200     | 4.3       | 682,300    | 3,023,900   | 3,023,900     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 2,254,700  | 22200     | 4.3       | 635,900    | 2,912,800   | 2,912,800     | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 2,082,100  | 22200     | 4.3       | 596,700    | 2,701,000   | 2,701,000     | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 2,039,000  | 22200     | 4.3       | 580,700    | 2,641,900   | 2,641,900     | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 2,041,000  | 22200     | 4.3       | 600,700    | 2,663,900   | 2,663,900     | Year End                | 1/26/2012  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| LIPSEY STEVEN D | 31015-100 |      | 12/30/1999 | CHD>SALE  | 1100000    | No | No  |       |                 |       |
| COLE HUGH       | 19299-410 |      | 8/29/1988  |           | 727000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descip   | Amount  | C/O | Last Visit | Fed Code | F. Descip | Comment          |
|-----------|--------|----------|---------|-----|------------|----------|-----------|------------------|
| 5/23/2000 | 1979   | NEW HOME | 700,000 | C   | 6/27/2000  |          |           | 6/27/00 15%      |
| 4/11/2000 | 1919   | DEMOLITI |         | C   | 6/27/2000  |          |           | house 6/27/00 10 |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 4/17/2018  | MEAS/EXT INS | 622 | K Cuoco   |
| 12/29/2008 | MEAS/EXT INS | 25  | D ERSKINE |
| 3/30/2002  | MEAS/EXT INS | 615 |           |
| 6/27/2000  | MEAS+INSPCTD | 609 |           |
| 10/4/1995  | MEAS+INSPCTD | 606 |           |
| 1/1/1987   | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |           |             |             |               |           |        |         |            |        |         |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 4.29955 | Total SF/SM: | 187288.41 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 724,690 | Spl Credit | Total: | 724,700 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--------|---------|

### EXTERIOR INFORMATION

|               |                  |
|---------------|------------------|
| Type:         | 9 - CONTEMPORARY |
| Sty Ht:       | 2 - 2            |
| (Liv) Units:  | 1      Total: 1  |
| Foundation:   | 1 - CONCRETE     |
| Frame:        | 1 - WOOD         |
| Prime Wall:   | 8 - BRICK VENR   |
| Sec Wall:     | %                |
| Roof Struct:  | 2 - HIP          |
| Roof Cover:   | 1 - ASPHALT      |
| Color:        |                  |
| View / Desir: | G - GOOD         |

### GENERAL INFORMATION

|               |                |             |  |
|---------------|----------------|-------------|--|
| Grade:        | A+ - EXCELLENT |             |  |
| Year Blt:     | 2000           | Eff Yr Blt: |  |
| Alt LUC:      |                | Alt %:      |  |
| Jurisdic:     |                | Fact:       |  |
| Const Mod:    |                |             |  |
| Lump Sum Adj: |                |             |  |

### INTERIOR INFORMATION

|               |               |              |     |
|---------------|---------------|--------------|-----|
| Avg Ht/FL:    | STD           |              |     |
| Prim Int Wal: | 2 - PLASTER   |              |     |
| Sec Int Wall: | %             |              |     |
| Partition:    | E - EXTNSIVE  |              |     |
| Prim Floors:  | 3 - HARDWOOD  |              |     |
| Sec Floors:   | %             |              |     |
| Bsmnt Flr:    |               |              |     |
| Bsmnt Gar:    |               |              |     |
| Electric:     | 3 - TYPICAL   |              |     |
| Insulation:   | 3 - EXTENSIVE |              |     |
| Int vs Ext:   | S             |              |     |
| Heat Fuel:    | 1 - OIL       |              |     |
| Heat Type:    | 14 - HVAC     |              |     |
| # Heat Sys:   | 1             |              |     |
| % Heated:     | 100           | % AC:        | 100 |
| Solar HW:     | NO            | Central Vac: | Yes |
| % Com Wal:    | 0             | % Sprinkled: | 0   |

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 92.00      |
| Size Adj.:         | 0.82485032 |
| Const Adj.:        | 1.10312986 |
| Adj \$ / SQ:       | 83.712     |
| Other Features:    | 111209     |
| Grade Factor:      | 2.65       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 2472397    |
| Depreciation:      | 66755      |
| Depreciated Total: | 2405642    |

### 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 32   | BARN/LFT    | D | Y   | 1   | 514      | A    | AV  | 1966 | 45.00      | T   | 60  | 101 |      |       | 9,300      |      |       | 9,300        |
| 12   | POOL I-G    | D | Y   | 1   | 840      | A    | AV  | 2000 | 22.00      | T   | 30  | 101 |      |       | 12,900     |      |       | 12,900       |

|       |   |                   |        |                         |  |        |        |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 22,200 | Total Special Features: |  | Total: | 22,200 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|

### BATH FEATURES

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 5 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  | 1 | Rating: | AVERAGE |
| A HBth:    |   | Rating: |         |
| OthrFix:   | 4 | Rating: | AVERAGE |

### OTHER FEATURES

|         |   |         |           |
|---------|---|---------|-----------|
| Kits:   | 1 | Rating: | VERY GOOD |
| A Kits: |   | Rating: |           |
| Frpl:   | 4 | Rating: | AVERAGE   |
| WSFlue: |   | Rating: |           |

### CONDO INFORMATION

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

### DEPRECIATION

|             |                |      |
|-------------|----------------|------|
| Phys Cond:  | VG - Very Good | 2.7% |
| Functional: |                | %    |
| Economic:   |                | %    |
| Special:    |                | %    |
| Override:   |                | %    |
| Total:      |                | 2.7% |

### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 92.00      |
| Size Adj.:         | 0.82485032 |
| Const Adj.:        | 1.10312986 |
| Adj \$ / SQ:       | 83.712     |
| Other Features:    | 111209     |
| Grade Factor:      | 2.65       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 2472397    |
| Depreciation:      | 66755      |
| Depreciated Total: | 2405642    |

### 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:   | 13     | BR:     | 4 | Bath: | 5  | HB | 1  |    |    |   |   |  |

### REMODELING

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

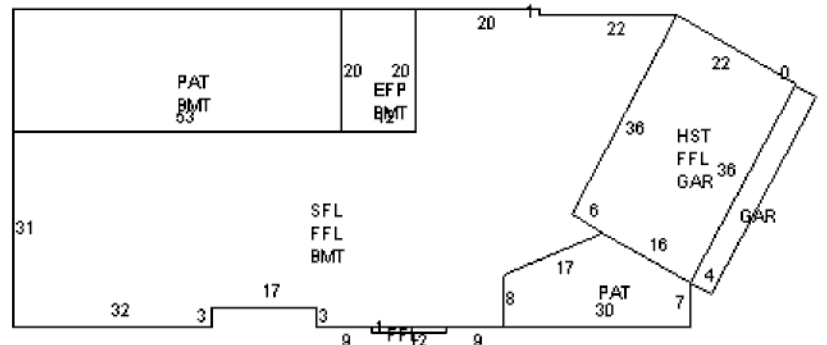
### RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 13  | 4   | 1  |
| Totals  |     |     |    |
| 1       | 13  | 4   |    |

### COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date   | Sale Price          |
|-------------------|-----------|--------------|--------|---------------------|
|                   |           |              |        |                     |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val 3292886.547 |
| Juris. Factor:    |           | Val/Su Fin:  | 300.10 |                     |
| Special Features: | 0         | Val/Su Net:  | 157.24 |                     |
| Final Total:      | 2405600   | Val/Su SzAd: | 300.10 |                     |

### SKETCH



### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT                | BASEMENT    | 4,705      | 20.930    | 98,467       |      |
| FFL                | 1ST FLOOR   | 4,213      | 83.710    | 352,680      |      |
| SFL                | 2ND FLOOR   | 3,405      | 83.710    | 285,041      |      |
| PAT                | PATIO       | 1,398      | 7.000     | 9,786        |      |
| GAR                | GARAGE      | 940        | 36.000    | 33,840       |      |
| HST                | HALF STORY  | 398        | 83.710    | 33,318       |      |
| EFP                | ENCL PORCH  | 240        | 36.000    | 8,640        |      |
| Net Sketched Area: |             | 15,299     | Total:    | 821,772      |      |
| Size Ad            | 8016        | Gross Area | 15697     | FinArea      | 8016 |

### SUB AREA DETAIL

| Sub Area | % Usbl | Descrp | % Type | Qu | # Ten |
|----------|--------|--------|--------|----|-------|
|          |        |        |        |    |       |
|          |        |        |        |    |       |
|          |        |        |        |    |       |
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|          |        |        |        |    |       |
|          |        |        |        |    |       |
|          |        |        |        |    |       |
|          |        |        |        |    |       |

### IMAGE

AssessPro Patriot Properties, Inc

