



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	GRAVES JULIE C
Owner 2:	
Owner 3:	
Street 1:	172 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OLSEN - MICHAEL P
Owner 2:	GRAVES - JULIE C
Street 1:	172 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	232,500		1.930	562,800	795,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 376.32						/Parcel: 376.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	217,600	0	1.93	545,200	762,800	762,800	Create Final value 2019	6/4/2019
2018	101	FV	217,600	0	1.93	545,200	762,800	762,800	Year End Roll	9/28/2017
2017	101	FV	217,600	0	1.93	514,800	732,400	732,400	Year End Roll	9/29/2016
2016	101	FV	215,500	0	1.93	499,600	715,100	715,100	Year End Roll	1/14/2016
2015	101	FV	207,000	0	1.93	462,800	669,800	669,800	Year End	10/2/2014
2014	101	FV	215,000	0	1.93	414,800	629,800	629,800	Year End Roll	1/23/2014
2013	101	FV	210,300	0	1.93	402,800	613,100	613,100	Year End Roll	10/25/2012
2012	101	FV	226,100	0	1.93	442,800	668,900	668,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLSEN, MICHAEL P	1477-50		8/14/2015	FAMILY	100	No	No			
COOK CAROLINE R	1373-8		8/12/2009		690000	No	No			
COOK JOHN G	1106-51		1/14/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/13/2013	5506	RENOVATI	27,100	C	11/6/2013			remodel kit with n

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
12/9/2000	M&L COMPLETE	613	
10/7/1995	MEAS+INSPCTD	606	
4/1/1992	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:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1965	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	3 - HARDWOOD 30%		
Bsmnt Flr:			
Bsmnt Gar:	2		
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:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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	

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	28.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			28.2%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.18165469
Const Adj.:	1.00600004
Adj \$ / SQ:	101.043
Other Features:	55870
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	323840
Depreciation:	91323
Depreciated Total:	232517

COMMENTS

Finished lower level has 2 bedrooms, full bath and family room with fireplace..

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:	5	BR:	2	Bath:	2	HB:					

REMODELING

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

RES BREAKDOWN

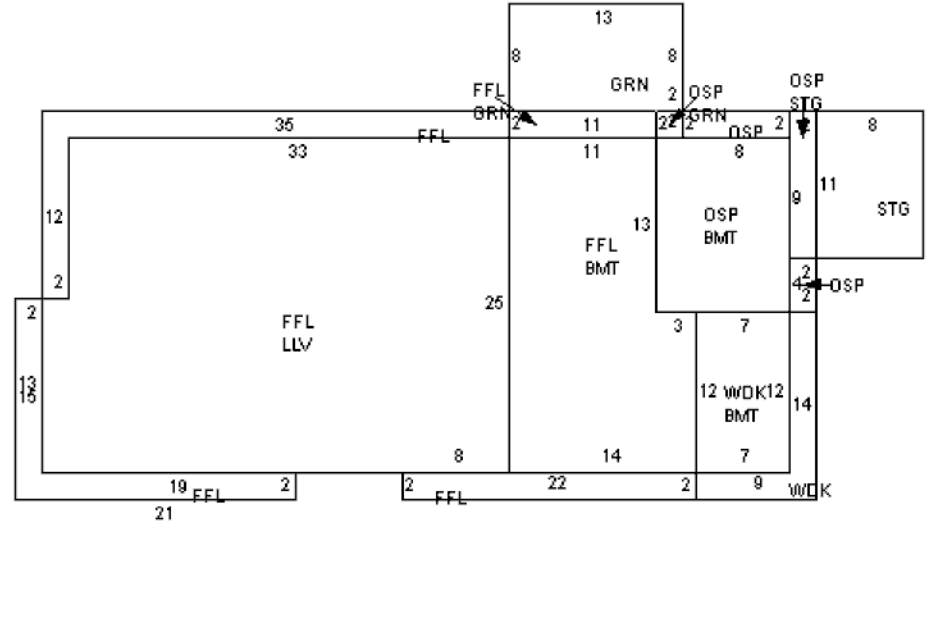
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	699507.9107
Juris. Factor:		Val/Su Fin:	110.03		
Special Features:	0	Val/Su Net:	70.20		
Final Total:	232500	Val/Su SzAd:	167.27		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,390	101.040	140,450	
LLV	LOWR LEVEL	851	114.940	97,811	
BMT	BASEMENT	525	25.260	13,262	
OSP	SCRN PORCH	180	22.500	4,050	
GRN	GRN	130	57.900	7,527	
WDK	WOOD DECK	126	25.560	3,221	
STG	STORAGE	110	15.000	1,650	
Net Sketched Area:		3,312	Total:	267,970	
Size Ad	1390	Gross Area	3312	FinArea	2113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	0

IMAGE



AssessPro Patriot Properties, Inc