



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	KNOX WENDELL J
Owner 2:	KNOX LUCILE ALGERE
Owner 3:	
Street 1:	4 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3904 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.54 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2004, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 15 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		67082		SQUARE FE	PRIME SITE		0	8.3	1.135	R4									631,834						631,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,369,300	7,500	1.540	631,800	2,008,600
Total Card	1,369,300	7,500	1.540	631,800	2,008,600
Total Parcel	1,369,300	7,500	1.540	631,800	2,008,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		308.29	/Parcel: 308.29

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/19/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,388,600	7500	1.54	615,100	2,011,200	2,011,200	Create Final value 2019	6/4/2019
2018	101	FV	1,388,600	7500	1.54	615,100	2,011,200	2,011,200	Year End Roll	9/28/2017
2017	101	FV	1,243,700	7500	1.54	609,000	1,860,200	1,860,200	Year End Roll	9/29/2016
2016	101	FV	1,202,800	7500	1.54	591,500	1,801,800	1,801,800	Year End Roll	1/14/2016
2015	101	FV	1,171,300	7500	1.54	547,300	1,726,100	1,726,100	Year End	10/2/2014
2014	101	FV	1,018,500	7500	1.54	510,000	1,536,000	1,536,000	Year End Roll	1/23/2014
2013	101	FV	951,200	7500	1.54	494,800	1,453,500	1,453,500	Year End Roll	10/25/2012
2012	101	FV	944,400	7500	1.54	513,800	1,465,700	1,465,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MEYER JAMES W	14050-306		8/29/1980		145900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2012	5161	MANUAL	6,200	C				Sheet metal work
2/23/2012	4987	RENOVATI	120,000	C	5/20/2014			add new first floo
1/5/2012	4961	RENOVATI	85,000	C	6/19/2012			reno single family
10/5/2004	3059	MANUAL	324,700	C	5/21/2005			additional cost fo
9/20/2004	3038	FINISH B	33,000	C	5/21/2005			
12/15/2003	2835	NEW HOME	425,000	C	6/26/2004			6/26 60%
11/19/2003	2820	DEMOLITI		C	6/26/2004			home & pool

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/19/2012	PERMIT VISIT	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS+INSPCTD	615	
9/7/2001	ENTRY DENIED	615	
2/29/1996	ENTRY DENIED	606	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	-	CONTEMPORARY
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A	-	VERY GOOD
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
32	BARN/LFT	D	Y	1	396	A	AV	1958	45.00	T	60	101			7,100			7,100
2	SHED/FR	D	Y	1	80	A	AV	1958	15.00	T	70	101			400			400

More: N

Total Yard Items: 7,500

Total Special Features:

Total: 7,500

BATH FEATURES

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	GOOD

OTHER FEATURES

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

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.86679971
Const Adj.:	1.01999998
Adj \$ / SQ:	81.340
Other Features:	106030
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1436819
Depreciation:	67530
Depreciated Total:	1369288

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:	15	BR:	5	Bath:	3	HB:	1					

REMODELING

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

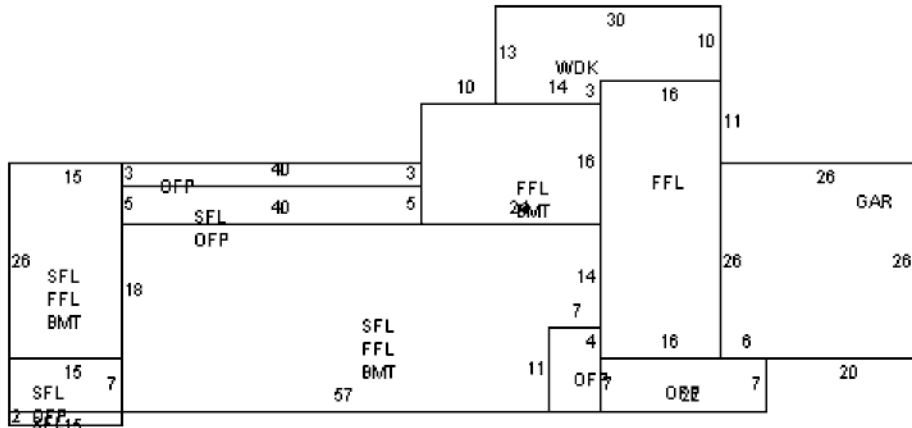
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	5	
Totals			
1	15	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	778673.2000
Juris. Factor:		Val/Su Fin:		210.18	
Special Features:	0	Val/Su Net:		150.34	
Final Total:	1369300	Val/Su SzAdj:		266.56	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,889	81.340	234,993	
BMT	BASEMENT	2,297	38.640	88,749	
SFL	2ND FLOOR	2,248	81.340	182,853	
GAR	GARAGE	676	36.000	24,336	
OFFP	OPEN PORCH	656	15.000	9,840	
WDK	WOOD DECK	342	18.420	6,299	
Net Sketched Area:		9,108	Total:	547,069	
Size Ad	5137	Gross Area	9108	FinArea	6515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		60	A

IMAGE

AssessPro Patriot Properties, Inc

