



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LONG MEADOW RD, LINCOLN

OWNERSHIP

Owner 1:	WILMOT TR J THOMAS
Owner 2:	LYMAN TR DIANA L
Owner 3:	8 LONGMEADOW RD NOMINEE TR
Street 1:	8 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	WILMOT J THOMAS -
Owner 2:	LYMAN DIANA -
Street 1:	8 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This Parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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		\$3578.80078		SQUARE FE	PRIME SITE		0	8.3	1.345	R4									598,211						598,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	443,100	1,500	1.230	598,200	1,042,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.72						/Parcel: 299.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	411,600	1500	1.23	582,400	995,500	995,500	Create Final value 2019	6/4/2019
2018	101	FV	411,600	1500	1.23	582,400	995,500	995,500	Year End Roll	9/28/2017
2017	101	FV	400,600	1500	1.23	576,600	978,700	978,700	Year End Roll	9/29/2016
2016	101	FV	387,500	1500	1.23	560,000	949,000	949,000	Year End Roll	1/14/2016
2015	101	FV	383,900	1500	1.23	518,200	903,600	903,600	Year End	10/2/2014
2014	101	FV	353,200	1500	1.23	482,900	837,600	837,600	Year End Roll	1/23/2014
2013	101	FV	346,000	1500	1.23	468,500	816,000	816,000	Year End Roll	10/25/2012
2012	101	FV	344,400	1500	1.23	486,500	832,400	832,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILMOT J THOMAS	56746-238		4/19/2011	FAMILY	100	No	No			
HOWARD JOSEPH	23308-300		6/15/1993		415000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/12/2018	6950	MANUAL	25,000	C	8/15/2018			Repair damage from
1/11/2016	6322	MANUAL	5,000	C				Repair cladding on
12/23/2015	6315	ROOF	25,000	C				Strip & re-roof dw
12/2/2010	4619	RENO-ADD	140,000	C	7/5/2011			+shed to gar;remod
3/3/2006	3370	RENOVATI	45,000	C	5/20/2008			Renovate entrance

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2011	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS DENIED	100	
5/28/2007	MEAS/EXT INS	100	
6/23/2006	MEAS/EXT INS	615	
5/10/1996	MEAS+INSPCTD	606	
4/4/1996	MEAS/EXT INS	606	
7/11/1995	MEAS/EXT INS	600	
5/23/1994	FIELDREV CHG	600	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.23000	Total SF/SM:	53578.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	598,211	SpI Credit		Total:	598,200
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	3	- GAMBREL
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:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

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

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:	9	BR:	4
	Baths:	2	HB:	2

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

INTERIOR INFORMATION

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

DEPRECIATION

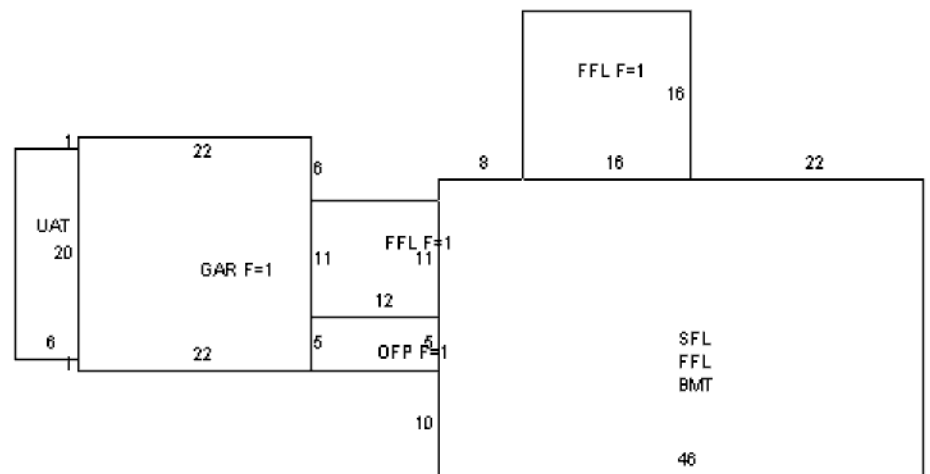
Phys Cond:	GD	- Good	19%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			19%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.95242918
Const Adj.:	1.00999999
Adj \$ / SQ:	90.424
Other Features:	62000
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	547022
Depreciation:	103934
Depreciated Total:	443088

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 454500.0000
Juris. Factor:		Val/Su Fin:	127.36	
Special Features:	0	Val/Su Net:	92.04	
Final Total:	443100	Val/Su SzAd:	149.49	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,676	90.420	151,550
BMT	BASEMENT	1,288	31.650	40,763
SFL	2ND FLOOR	1,288	90.420	116,466
GAR	GARAGE	484	36.000	17,424
OFFP	OPEN PORCH	60	15.000	900
UAT	UNF ATTIC	18	90.420	1,628
Net Sketched Area:		4,814	Total:	328,731
Size Ad	2964	Gross Area	4916	FinArea 3479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RMM	40	A	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
37	STABLE	D	Y	1	384	F	FR	1969	14.40	T	80	101			1,100			1,100
19	PATIO	D	Y	1	14X18	A	FR	1969	7.00	T	75	101			400			400

PARCEL ID 177 4 0

More: N Total Yard Items: 1,500 Total Special Features: Total: 1,500

IMAGE*AssessPro* Patriot Properties, Inc