



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	CHU IRENE H
Owner 2:	DECHRISTOFARO CYNTHIA A
Owner 3:	
Street 1:	1 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5001 Type:

PREVIOUS OWNER

Owner 1:	CHU IRENE H -
Owner 2:	-
Street 1:	1 PINE RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5001

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	477,600	12,400	1.870	561,000	1,051,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 225.81						/Parcel: 225.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	475,700	12400	1.87	543,400	1,031,500	1,031,500	Create Final value 2019	6/4/2019
2018	101	FV	475,700	12400	1.87	543,400	1,031,500	1,031,500	Year End Roll	9/28/2017
2017	101	FV	454,900	12400	1.87	513,000	980,300	980,300	Year End Roll	9/29/2016
2016	101	FV	440,000	12400	1.87	497,800	950,200	950,200	Year End Roll	1/14/2016
2015	101	FV	423,700	12400	1.87	461,000	897,100	897,100	Year End	10/2/2014
2014	101	FV	403,900	12400	1.87	413,000	829,300	829,300	Year End Roll	1/23/2014
2013	101	FV	395,700	12400	1.93	402,800	810,900	810,900	Year End Roll	10/25/2012
2012	101	FV	292,800	12400	1.93	442,800	748,000	748,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHU IRENE H,	35131-101		3/27/2002	CONVENIENC		1	No	No		
KRUSE ALICE EST	19278-199		8/19/1988		285000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2017	6890	SOLAR PA	34,000	C				Install solar pane
7/14/2011	4793	RENO-ADD	250,000	C	6/8/2012			12x22 2story addit
10/25/2000	2116	ADDITION	150,000	C	6/25/2001			
1/24/1996	888-96	FINISH B	12,000	C	6/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/25/2001	MEAS+INSPCTD	613	
1/13/1996	ENTRY DENIED	607	
12/5/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	- CONVENT'NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1955	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:	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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD	- Good	22%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			22.8%

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
3	GARAGE	D	Y	1	24X24	A	GD	1955	36.00	T	40	101			12,400			12,400

More: N Total Yard Items: 12,400 Total Special Features: Total: 12,400

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:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

REMODELING

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

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.93645120
Const Adj.:	1.00999999
Adj \$ / SQ:	82.286
Other Features:	89129
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	618633
Depreciation:	141048
Depreciated Total:	477585

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS

EASEMENT IN FRONT OF YARD BMT WALKOUT .

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: 3		Baths: 3		HB: 1					

REMODELING

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

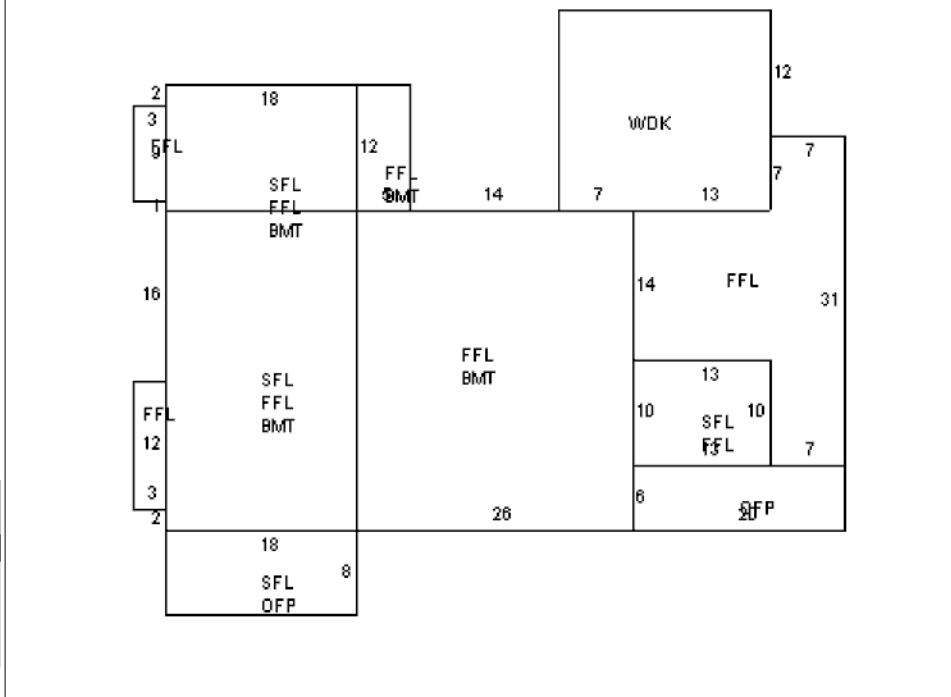
RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 176 1 0

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
3	GARAGE	D	Y	1	24X24	A	GD	1955	36.00	T	40	101			12,400			12,400

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,188	82.290	180,042	
BMT	BASEMENT	1,596	48.340	77,155	
SFL	2ND FLOOR	1,030	82.290	84,755	
WDK	WOOD DECK	380	18.000	6,840	
OPF	OPEN PORCH	264	15.000	3,960	
Net Sketched Area:		5,458	Total:	352,752	
Size Ad	3218	Gross Area	5458	FinArea	4654

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

