**PROPERTY LOCATION**

- **Map**: 177
- **Lot**: 35
- **Sublot**: 0

---

**OWNERSHIP**

- **Owner 1**: MATOT GLENN E
- **Owner 2**: MATOT GAIL J
- **Owner 3**: MATOT GLENN E

**Street**: 1 UNDERWOOD CR

**Town/City**: LINCOLN

**Postal**: 01773

---

**PREVIOUS OWNER**

- **Owner 1**: COTOIA ANTHONY J TR
- **Owner 2**: COTOIA ANTHONY J TR
- **Owner 3**: MATOT GLENN E

**Street**: 263 LINCOLN RD

**Town/City**: LINCOLN

**Postal**: 01773-5103

---

**SALES INFORMATION**

- **Grantor**: COTOIA ANTHONY
- **Legal Ref**: 31698-197
- **Sale Code**: 8/2/2000
- **Sale Price**: CONVENIENC

<table>
<thead>
<tr>
<th>Date</th>
<th>Number</th>
<th>Descr</th>
<th>Amount</th>
<th>C/O</th>
<th>Last Visit</th>
<th>Fed Code</th>
<th>F. Descr</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/24/1999</td>
<td>1849</td>
<td>NEW HOME</td>
<td>250,000</td>
<td>C</td>
<td>4/13/2002</td>
<td>6/27/00</td>
<td>35%, 7/6/</td>
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</tr>
</tbody>
</table>

---

**PROPERTY FACTORS**

- **Census**: Exempt
- **Flood Haz**: Topo
  - **D**: 1
  - **s**: 1
  - **t**: 1
  - **Traffic**: PAVED

---

**BUILDING PERMITS**

- **Item**: 101
  - **Code**: 51461
  - **Description**: ONE FAM
  - **Use Code**: 101
  - **Land Type**: RESIDENTIAL

---

**IN PROCESS APPRAISAL SUMMARY**

- **Name**: F. Descrip
- **Date**: 4/13/2002
- **Asses'd Value**: 2,200

---

**LEGAL DESCRIPTION**

- **Legal Description**: Creates final value 2019

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**PROPERTY FACTORS**

- **LUCC Fact**: LUC
  - **Factor**: 1
  - **Use Value**: 596,700
  - **Notes**: Total: 596,700

---

**OTHER ASSESSMENTS**

**DATABASE**: FY2020

---

**VERIFICATION OF VISIT NOT DATA**: /_/_

---

**Disclaimer**: This Information is believed to be correct but is subject to change and is not warranted.
TWO LOTS PURCHASED.

**RESIDENTIAL GRID**

<table>
<thead>
<tr>
<th>Level</th>
<th>FY</th>
<th>LR</th>
<th>DR</th>
<th>K</th>
<th>FR</th>
<th>RR</th>
<th>FB</th>
<th>HB</th>
<th>L</th>
<th>O</th>
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</thead>
<tbody>
<tr>
<td>Upper</td>
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<tr>
<td>Lvl 2</td>
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<tr>
<td>Lvl 1</td>
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<td>Lower</td>
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<td></td>
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</tbody>
</table>

**OTHER FEATURES**

<table>
<thead>
<tr>
<th>Kits</th>
<th>1</th>
<th>Rating</th>
<th>VERY GOOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Kits</td>
<td>1</td>
<td>Rating</td>
<td>AVERAGE</td>
</tr>
<tr>
<td>Frpl</td>
<td>1</td>
<td>Rating</td>
<td>AVERAGE</td>
</tr>
<tr>
<td>WSFlue</td>
<td>1</td>
<td>Rating</td>
<td>AVERAGE</td>
</tr>
</tbody>
</table>

**COMMENTS**

- View / Desir: 
- Color: 
- Generation: 6+ - GOOD (+)
- Year Blt: 2000
- Eff Yr Blt:
- At LUC: Alt %: 
- Jurisdiction:
- Const Mod: Lump Sum Adj:
- INT AFF: 0
- Perm Int Wall: 2 - PLASTER
- Sec Int Wall: 3 - HARDWOOD
- Part: E - EXTENSIVE
- Prim Floors: 3 - HARDWOOD
- Sec Floors: 0 -%
- Bsmnt Flr: 0
- Electric: 3 - TYPICAL
- Insulation: 2 - TYPICAL
- Int vs Ext: 3
- Heat Fuel: 1 - OIL
- Heat Type: 3 - FORCED H/W
- # Heat Sys: 1
- Phys Cond: AV - Average
- Functional: 
- Economic: 
- Special: 

**DEPRECIATION**

- % Heated: 100
- % AC: 100
- % Com Wal: 100
- % Sprinkled: 100
- LUC Factor: 1.00
- Adj Total: 723442
- Depreciation: 79579
- Depreciated Total: 643863

**CALC SUMMARY**

- rate | Parcel ID | Typ | Date | Sale Price
--- | --- | --- | --- | ---
Basic $ / SQ | 94.00 | | | |

**COMPARABLE SALES**

- Code | Description | Area - SQ | Rate - AV | Undepr Value
--- | --- | --- | --- | ---
| FFL | 1ST FLOOR | 1,744 | 89.800 | 156,608
| BMT | BASEMENT | 1,664 | 22.450 | 37,356
| SFL | 2ND FLOOR | 1,136 | 89.800 | 102,011
| GAR | GARAGE | 672 | 36.000 | 24,192
| WDK | WOOD DECK | 424 | 17.610 | 7,467
| HST | HALF STORY | 336 | 89.800 | 30,172
| OFF | OPEN PORCH | 48 | 15.000 | 720

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| OFF | OPEN PORCH | 48 | 15.000 | 720

**COMMENTS**

- Two Lots Purchased.
- Address: 2002
- Zoning: Residential
- Lot Size: 6,024
- Units: 2
- Area: 7,350
- Year Built: 2000
- Condition: Very Good
- Size: 16x12
- Foundation: Concrete
- Frame: Wood
- Exterior: Clapboard
- Interior: Concrete
- Kitchen: TYPICAL
- Bath: 1
- Heat: Electric
- Condition: VERY GOOD
- Grade: A
- Jurisdiction: AVERAGE
- LUC Factor: 1.00
- Depreciation: 79579
- Depreciated Total: 643863

**SPEC FEATURES/YARD ITEMS**

- Specification: Shed
- Material: Wood
- Size: 16x12
- Condition: A
- Year Built: 2000
- Unit Price: 15.00
- D/S: 101
- LUC: 101
- NB Fa: 2.200
- Juris. Value: 2.200

**IMAGE**

- Patriot Properties, Inc
- AssessPro

---

TOTAL YARD ITEMS: 2,200
TOTAL SPECIAL FEATURES: 2,200