



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
298		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	JANOVSKY VLADIMIR
Owner 2:	WILLIAMS PAMELA M
Owner 3:	
Street 1:	298 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4325 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS - PAMELA M
Owner 2:	-
Street 1:	298 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4325

NARRATIVE DESCRIPTION

This Parcel contains 1.479 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		59104		SQUARE FE	PRIME SITE		0	7.	1.247	R3									516,118						516,100	
101	ONE FAM		0.1218		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,654						3,700	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	259,600	500	1.479	519,800	779,900	incl 1/2 of right of way C, (179-39-0)
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 418.22						/Parcel: 418.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	255,300	500	1.479	503,600	759,400	759,400	Create Final value 2019	6/4/2019
2018	101	FV	255,300	500	1.479	503,600	759,400	759,400	Year End Roll	9/28/2017
2017	101	FV	251,100	500	1.479	475,600	727,200	727,200	Year End Roll	9/29/2016
2016	101	FV	248,900	500	1.479	461,600	711,000	711,000	Year End Roll	1/14/2016
2015	101	FV	242,500	500	1.479	427,700	670,700	670,700	Year End	10/2/2014
2014	101	FV	225,300	500	1.479	383,400	609,200	609,200	Year End Roll	1/23/2014
2013	101	FV	221,000	500	1.479	372,400	593,900	593,900	Year End Roll	10/25/2012
2012	101	FV	221,000	500	1.479	409,200	630,700	630,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS,PAMELA	68691-189		12/30/2016	FAMILY		1	No	No		
VLADIMIR JANOV	15726-367		8/8/1984	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
5/18/1996	MEAS+INSPCTD	606	
4/9/1996	MEAS+EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	119 13 38
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	16:42:00

LAST REV

Date	Time
01/17/17	13:21:35

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(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:	

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:	2 Rating: AVERAGE

COMMENTS

cluster, incl 0.1218 ac 1/2 of right of way C.

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1982
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

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

CONDO INFORMATION

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

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	7	BR	3	Bath	2	HB					

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:	B
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	Yes Central Vac: Yes
% Com Wal:	0 % Sprinkled: 0

DEPRECIATION

Phys Cond:	AV - Average	21.1%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.5%

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	1.10714293
Const Adj.:	1.00999999
Adj \$ / SQ:	102.876
Other Features:	39326
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	330642
Depreciation:	71088
Depreciated Total:	259554

COMPARABLE SALES

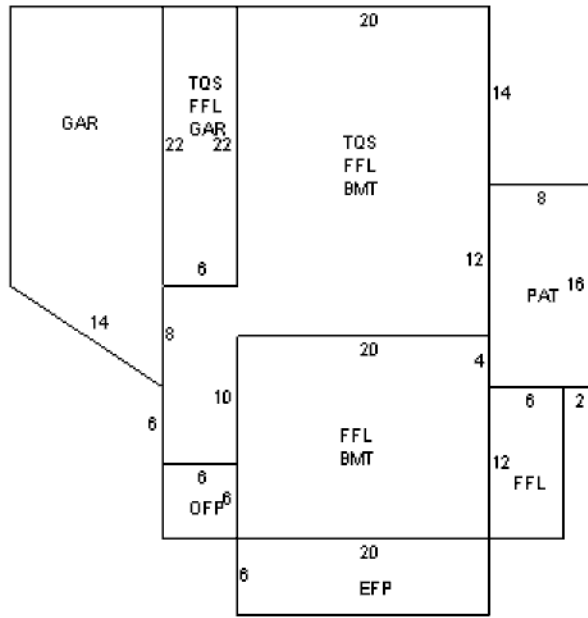
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 333200.0000
Juris. Factor:		Val/Su Fin:	139.20	
Special Features:	0	Val/Su Net:	77.91	
Final Total:	259600	Val/Su SzAd	154.52	

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
2	SHED/FR	D	Y	1	6x8	A	AV	2000	15.00	T	30	101			500			500

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,128	102.880	116,044
BMT	BASEMENT	924	30.860	28,517
TQS	3/4 STORY	552	102.880	56,787
GAR	GARAGE	444	36.000	15,984
PAT	PATIO	128	7.000	896
EFP	ENCL PORCH	120	36.000	4,320
OFF	OPEN PORCH	36	15.000	540
Net Sketched Area:		3,332	Total:	223,088
Size Ad	1680	Gross Area	3516	FinArea 1865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE



AssessPro Patriot Properties, Inc