



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL BRUCE S
Owner 2:	
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.459 ACRES of land mainly classified as STORE with a(n) WAREHOUSE Building Built about 2000, Having Primarily SHAKES Exterior and WOODSHINGL Roof Cover, with 0 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	BEL ST
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
325	STORE		0		NO UNITS	NOLAND		0	0.	0.000	CA	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
325	124,400		0.000		124,400	See plan 829 of 2009. Combined with part of 124-8-0.
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 304.90						/Parcel: 226.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 325 STORE	Prime NB Desc: COM AV	Total:	Spl Credit:	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 43 - WAREHOUSE, Sty Ht: 1 - 1, (Liv) Units: Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 17 - SHAKES, Sec Wall: 9 - STONE 20%, Roof Struct: 1 - GABLE, Roof Cover: 6 - WOODSHINGL, Color, View / Desir.

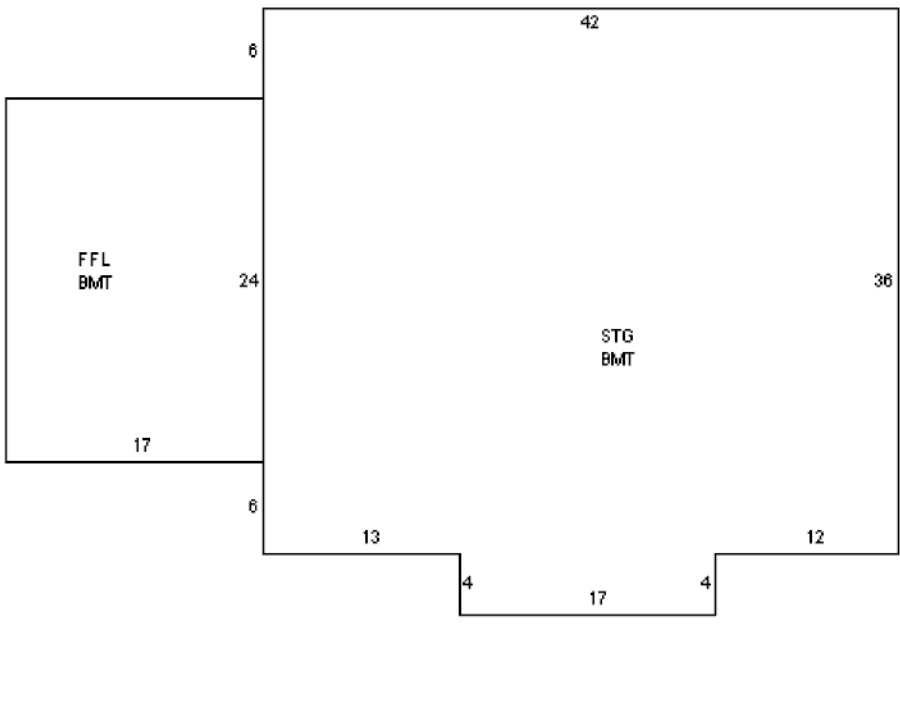
BATH FEATURES

Table with bathroom details: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath: 1, Rating: AVERAGE, A HBth, Rating, OthrFix: 1, Rating: AVERAGE.

COMMENTS

STONEGATE GARDENS.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 2000, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB 1.

REMODELING

Table with remodeling items: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal: 1 - DRYWALL, Sec Int Wall, Partition: E - EXTNSIVE, Prim Floors: 2 - SOFTWOOD, Sec Floors, Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar: 4, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 50, % AC, Solar HW: NO, Central Vac: NO, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation info: Phys Cond: AV - Average 9.0%, Functional, Economic, Special, Override, Total: 9%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 50.00, Size Adj.: 1.39999998, Const Adj.: 1.02171111, Adj \$ / SQ: 71.520, Other Features: 9245, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 136739, Depreciation: 12306, Depreciated Total: 124432.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 304.90, Special Features: 0, Val/Su Net: 31.29, Final Total: 124400, Val/Su SzAd: 304.90.

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,976, Total: 88,425, Size Ad: 408, Gross Area: 3976, FinArea: 408.

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

IMAGE

