



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	BLAIR TR JOSEPH M
Owner 2:	
Owner 3:	PENNINGTON REALTY TRUST
Street 1:	52 STONEHEDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLAIR JOSEPH M -
Owner 2:	-
Street 1:	52 STONEHEDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.313		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									9,390						9,400	
101	ONE FAM		0.35		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,500						10,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	469,900	16,300	2.500	579,900	1,066,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 357.27						/Parcel: 350.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	579,500	17600	2.5	562,300	1,159,400	1,159,400	Create Final value 2019	6/4/2019
2018	101	FV	579,500	17600	2.5	562,300	1,159,400	1,159,400	Year End Roll	9/28/2017
2017	101	FV	572,300	16300	2.5	531,900	1,120,500	1,120,500	Year End Roll	9/29/2016
2016	101	FV	557,800	16300	2.5	516,700	1,090,800	1,090,800	Year End Roll	1/14/2016
2015	101	FV	537,200	16300	2.5	479,900	1,033,400	1,033,400	Year End	10/2/2014
2014	101	FV	523,300	16300	2.5	431,900	971,500	971,500	Year End Roll	1/23/2014
2013	101	FV	512,400	16300	2.37	416,000	944,700	944,700	Year End Roll	10/25/2012
2012	101	FV	539,000	16300	2.37	456,000	1,011,300	1,011,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLAIR JOSEPH M,	1365-67		2/13/2009	FAMILY		1	No	No		
TENNICAN MICHAEL	1341-142		7/31/2007		1267500	No	No			
CATHERINE TENNI	1102-190		10/29/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/10/2017	6716	ROOF	25,000	C				Strip & re-roof dw
9/11/2007	3765	RENOVATI	25,000	C	5/20/2008			reno kits & 2 bthc
12/21/2001	2419	ADDITION	50,000	C	7/6/2002			garage 7/6 30%

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS/EXT INS	100	
5/2/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS+INSPCTD	613	
5/15/1996	MEAS+INSPCTD	606	
12/26/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.49955	Total SF/SM: 108880.41	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 579,890	Spl Credit	Total: 579,900
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EXTERIOR INFORMATION

Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

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 25%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
3	GARAGE	D	Y	1	31X20	A	AV	1966	36.00	T	60	101			8,900			8,900
12	POOL I-G	D	Y	1	900	G	AV	1966	27.50	T	70	101			7,400			7,400

More: N Total Yard Items: 17,600 Total Special Features: Total: 17,600

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	19.6%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.6%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.07894731
Const Adj.:	1.01499999
Adj \$ / SQ:	93.086
Other Features:	70294
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	584424
Depreciation:	114547
Depreciated Total:	469877

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												

REMODELING

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

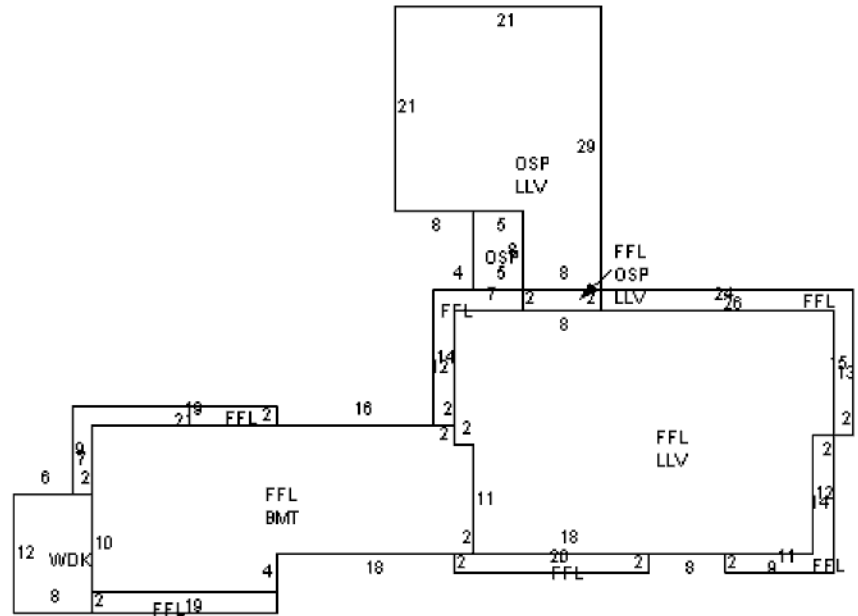
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,824	93.090	169,789	
LLV	LOWR LEVEL	1,450	102.390	148,472	
BMT	BASEMENT	579	23.270	13,474	
OSP	SCRN PORCH	561	22.500	12,623	
WDK	WOOD DECK	96	29.090	2,793	
Net Sketched Area:		4,510	Total:	347,151	
Size Ad	1824	Gross Area	4510	FinArea	2984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

