



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		SANDY POND RD, LINCOLN

OWNERSHIP

Owner 1:	CURHAN SHARON G		
Owner 2:			
Owner 3:			
Street 1:	183 SANDY POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2603		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		6.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									190,890						190,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,417,900	1,500	8.200	990,900	2,410,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 404.44						/Parcel: 404.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,420,400	1500	8.2	987,700	2,409,600	2,409,600	Create Final value 2019	6/4/2019
2018	101	FV	1,463,100	1500	8.2	987,700	2,452,300	2,452,300	Year End Roll	9/28/2017
2017	101	FV	1,356,700	1500	8.2	987,700	2,345,900	2,345,900	Year End Roll	9/29/2016
2016	101	FV	1,321,100	1500	8.2	935,700	2,258,300	2,258,300	Year End Roll	1/14/2016
2015	101	FV	1,308,400	1500	8.2	880,500	2,190,400	2,190,400	Year End	10/2/2014
2014	101	FV	1,219,400	1500	8.2	870,900	2,091,800	2,091,800	Year End Roll	1/23/2014
2013	101	FV	1,194,000	1500	7.93	842,800	2,038,300	2,038,300	Year End Roll	10/25/2012
2012	101	FV	1,334,500	1500	7.93	722,800	2,058,800	2,058,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURHAN, GARY C	1139-4		3/23/1995	CONVENIENC		0	No	No		
EXPLORER DEVELO	1137-79		1/26/1995	CHD>SALE	1185000	No	No			
W.B.+ T. REALTY	1112-197		7/1/1993	CHANGE IN US	450000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/27/2002	2621	MANUAL	98,000	C	6/17/2003			workout room in ba
2/14/1995	669-95	MANUAL	40,000	C	7/7/1995			BASEMENT
12/1/1992	93	NEW HOME		C	2/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
9/29/2001	ENTRY DENIED	613	
3/14/1996	MEAS/EXT INS	606	
7/7/1995	MEAS/EXT INS	600	
2/4/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: A+ - EXCELLENT, Year Blt: 1993, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: % , Partition: A - ABV AVG, Prim Floors: 3 - HARDWOOD, Sec Floors: % , Bsmnt Flr:

Table with HVAC and electrical details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 14 - HVAC, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with columns: 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

BATH FEATURES

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

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 4, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation details: Phys Cond: AV - Average, 15.0%, Functional: %, Economic: %, Special: %, Override: %, Total: 15.6%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.87541807, Const Adj.: 1.05059993, Adj \$ / SQ: 86.453, Other Features: 73086, Grade Factor: 2.65, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 1679939, Depreciation: 262070, Depreciated Total: 1417868

COMMENTS

1/4 MILE LONG DRIVEWAY

RESIDENTIAL GRID

Table with residential grid details: 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: 9, BRs: 4, Baths: 4, HB 1

REMODELING

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

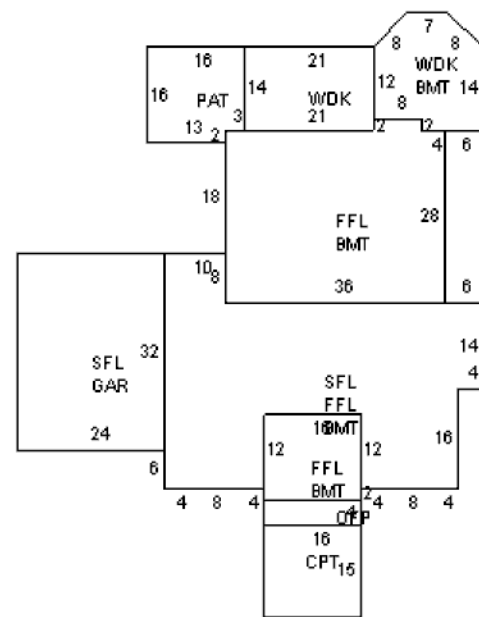
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 9, 4, 1, Totals 1, 9, 4

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 2438921.638, Juris. Factor, Val/Su Fin: 237.90, Special Features: 0, Val/Su Net: 146.99, Final Total: 1417900, Val/Su SzAd: 296.38

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 9,646, Total: 560,853, Size Ad 4784, Gross Area 9646, FinArea 5960

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100, FLA, 40, A, 0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 121 45 0

Summary table: More: N, Total Yard Items: 1,500, Total Special Features: , Total: 1,500