



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		PAGE RD, LINCOLN

OWNERSHIP

Owner 1:	PANETTA JR RICHARD J
Owner 2:	PANETTA HEATHER M
Owner 3:	PANETTA RACHEL
Street 1:	99 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2301 Type:

PREVIOUS OWNER

Owner 1:	PANETTA RICHARD J JR -
Owner 2:	PANETTA RACHEL -
Street 1:	99 PAGE RD RFD #3
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2301

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:				Topo		
D				Street	1	PAVED
s				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		41817		SQUARE FE	PRIME SITE		0	6.35	1.639	R2									435,261						435,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	121,200	1,100	0.960	435,300	557,600
Total Card		121,200	1,100	0.960	435,300
Total Parcel		121,200	1,100	0.960	435,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		355.61	/Parcel: 355.61

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/23/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	117,400	1100	.96	420,900	539,400	539,400	Create Final value 2019	6/4/2019
2018	101	FV	117,400	1100	.96	420,900	539,400	539,400	Year End Roll	9/28/2017
2017	101	FV	114,900	1100	.96	408,500	524,500	524,500	Year End Roll	9/29/2016
2016	101	FV	114,900	1100	.96	408,500	524,500	524,500	Year End Roll	1/14/2016
2015	101	FV	110,000	1100	.96	346,200	457,300	457,300	Year End	10/2/2014
2014	101	FV	108,700	1100	.96	310,500	420,300	420,300	Year End Roll	1/23/2014
2013	101	FV	106,200	1100	.96	301,600	408,900	408,900	Year End Roll	10/25/2012
2012	101	FV	106,200	1100	.96	279,500	386,800	386,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PANETTA RICHARD	42696-504		5/4/2004	CONVENIENC	100	No	No			
PANETTE RITA I,	28935-193		6/23/1998	OTHER	99	No	No			estate sale
EST. S. PANETTA	8028-305		2/19/1953		0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
5/15/1999	M&L COMPLETE	602	
12/21/1995	MEAS+INSPCTD	606	
4/14/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.95999	Total SF/SM:	41817.16	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	435,261	SpI Credit		Total:	435,300
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EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:	7	- BRICK 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)	
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	2	- SOFTWOOD	
Sec Floors:		%	
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:	0
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
2	SHED/FR	A	Y	1	16X29	P	PR	1953	11.25	T	85	101			800			800
2	SHED/FR	D	Y	1	200	P	PR	1953	11.25	T	85	101			300			300

More: N	Total Yard Items: 1,100	Total Special Features:	Total: 1,100
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.2%

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	1.13265300
Const Adj.:	1.01989794
Adj \$ / SQ:	94.726
Other Features:	31875
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	176095
Depreciation:	54942
Depreciated Total:	121153

COMMENTS

JUNKYARD

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: 6	BR: 3	Bath: 1	HB: 1								

REMODELING

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

RES BREAKDOWN

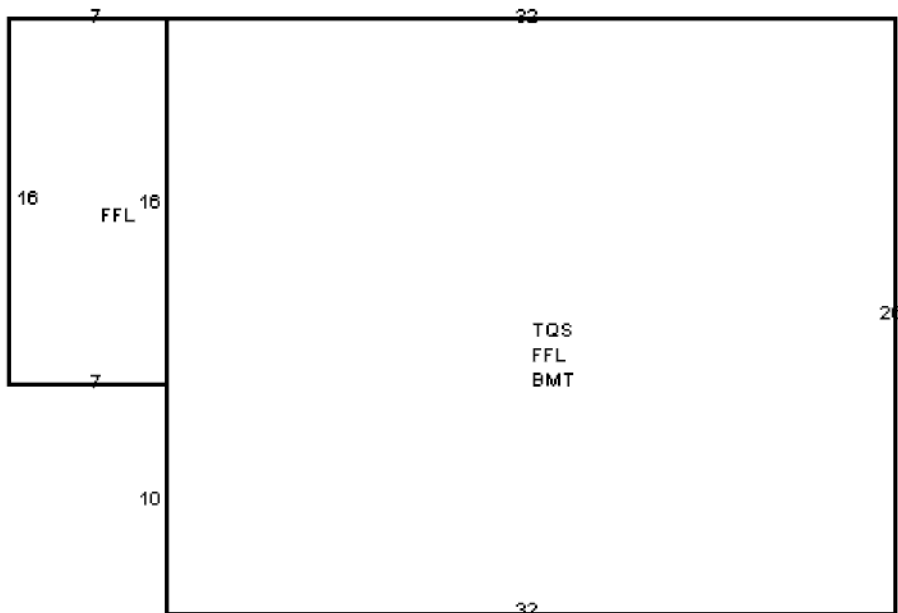
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 416328.3702
Juris. Factor:		Val/Su Fin:	77.30	
Special Features:	0	Val/Su Net:	50.50	
Final Total:	121200	Val/Su SzAd:	77.30	

PARCEL ID

132 30 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	944	94.730	89,421
BMT	BASEMENT	832	23.680	19,703
TQS	3/4 STORY	624	94.730	59,109
Net Sketched Area:		2,400	Total:	168,233
Size Ad	1568	Gross Area	2608	Fin Area 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc