



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ECONOMIC VENTURES LLC
Owner 2:	
Owner 3:	
Street 1:	148 SANDY POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Mahan Tr - Anastasia W
Owner 2:	-
Street 1:	3919 Northeast 21st Ave
Twn/City:	Portland
St/Prov:	OR Cntry
Postal:	97212

**NARRATIVE DESCRIPTION**

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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	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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									13,890						13,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	205,800	13,700	2.300	573,900	793,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.51						/Parcel: 294.51	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	199,600	13700	2.3	556,300	769,600	769,600	Create Final value 2019	6/4/2019
2018	101	FV	199,600	13700	2.3	556,300	769,600	769,600	Year End Roll	9/28/2017
2017	101	FV	201,300	13700	2.3	525,900	740,900	740,900	Year End Roll	9/29/2016
2016	101	FV	196,800	13700	2.3	510,700	721,200	721,200	Year End Roll	1/14/2016
2015	101	FV	194,600	13700	2.3	473,900	682,200	682,200	Year End	10/2/2014
2014	101	FV	185,600	13700	2.3	425,900	625,200	625,200	Year End Roll	1/23/2014
2013	101	FV	170,500	13700	2.24	412,100	596,300	596,300	Year End Roll	10/25/2012
2012	101	FV	170,500	13700	2.24	552,100	736,300	736,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Mahan Tr,Anasta	60695-144		12/10/2012		765000	No	No			
RUSSELL P. MAHA	20697-260		8/6/1990	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/7/2016	6495		21,130	C				Strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/31/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
5/7/1996	MEAS+INSPCTD	606	
3/7/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 2.29955 Total SF/SM: 100168.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 573,890 Spl Credit Total: 573,900

**EXTERIOR INFORMATION**

Type:	21 - SPLIT LEVEL
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1949
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	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	576	A	GD	1973	36.00	T	36	101			13,300			13,300
2	SHED/FR	D	Y	1	60	A	AV	1980	15.00	T	60	101			400			400

**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:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Override:		
Total:		32%

**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.07502711
Const Adj.:	1.00979996
Adj \$ / SQ:	84.674
Other Features:	45500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	302636
Depreciation:	96843
Depreciated Total:	205792

**COMMENTS**

INCLUDES 38-8.03 (.65 AC.)

**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	RMs:	8	BRs:	4	Baths:	2	HB					

**REMODELING**

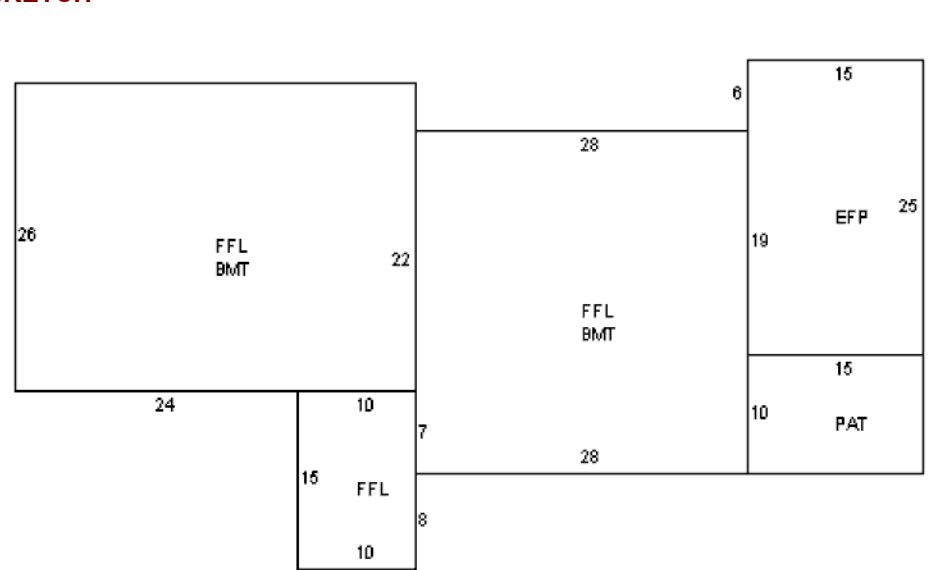
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 842153.4413
Juris. Factor:		Val/Su Fin:		76.39
Special Features:	0	Val/Su Net:		50.60
Final Total:	205800	Val/Su SzAd		111.48

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,846	84.670	156,308
BMT	BASEMENT	1,696	31.750	53,853
EFP	ENCL PORCH	375	36.000	13,500
PAT	PATIO	150	7.000	1,050
Net Sketched Area:		4,067	Total:	224,711
Size Ad	1846	Gross Area	4067	FinArea 2694

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

More:	N	Total Yard Items:	13,700	Total Special Features:		Total:	13,700
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