



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		TABOR HILL RD, LINCOLN

OWNERSHIP

Owner 1:	TROALIC PETER
Owner 2:	KIM JULIE J
Owner 3:	
Street 1:	26 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2506 Type:

PREVIOUS OWNER

Owner 1:	MILLARD JR TR - DONALD A
Owner 2:	MILLARD TR - JOHN D
Street 1:	26 TABOR HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This Parcel contains 2.471 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 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	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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.634		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,020						19,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	812,800	18,400	2.471	683,000	1,514,200	See Land Division Plan 6600-18 creating parcels 49-8-1 and 49-8-2	
Total Card	812,800	18,400	2.471	683,000	1,514,200	Entered Lot Size	
Total Parcel	812,800	18,400	2.471	683,000	1,514,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		316.38	/Parcel:	316.38	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	786,700	18400	2.471	665,400	1,470,500	1,470,500	Create Final value 2019	6/4/2019
2018	101	FV	786,700	18400	2.471	665,400	1,470,500	1,470,500	Year End Roll	9/28/2017
2017	101	FV	696,500	18400	2.471	659,000	1,373,900	1,373,900	Year End Roll	9/29/2016
2016	101	FV	666,300	18400	2.471	640,600	1,325,300	1,325,300	Year End Roll	1/14/2016
2015	101	FV	628,400	18400	2.471	594,200	1,241,000	1,241,000	Year End	10/2/2014
2014	101	FV	641,400	18400	2.471	555,000	1,214,800	1,214,800	Year End Roll	1/23/2014
2013	101	FV	628,300	18400	2.471	539,000	1,185,700	1,185,700	Year End Roll	10/25/2012
2012	101	FV	641,400	18400	2.471	559,000	1,218,800	1,218,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLARD JR TR,D	1438-110		7/23/2013	CHD>SALE	1109000	No	No			
MILLARD DONALD	1281-200		3/19/2004	CONVENIENC		1	No	No		
	606-173		7/19/1958		60000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/10/2018	7126	MANUAL	5,538	C				install insulation
1/27/2014	5635	MANUAL	15,000	C				sheet metal work k
11/15/2013	5601	KITCHEN	60,000	C	5/20/2015			amend permit to ad
9/4/2013	5540	RENO-GAR	80,000	C	5/20/2015			convert gar to a f
7/30/2013	5495	DEMOLITI	8,000	C				interior demo only

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
5/27/2014	MEAS/EXT INS	25	D ERSKINE
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/7/1998	MEAS+INSPCTD	602	
1/12/1996	MEAS+INSPCTD	606	
9/11/1989	INSPECTED	601	

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: 7 - BRICK, Sec Wall: 2 - CLAPBOARD, 50%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

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

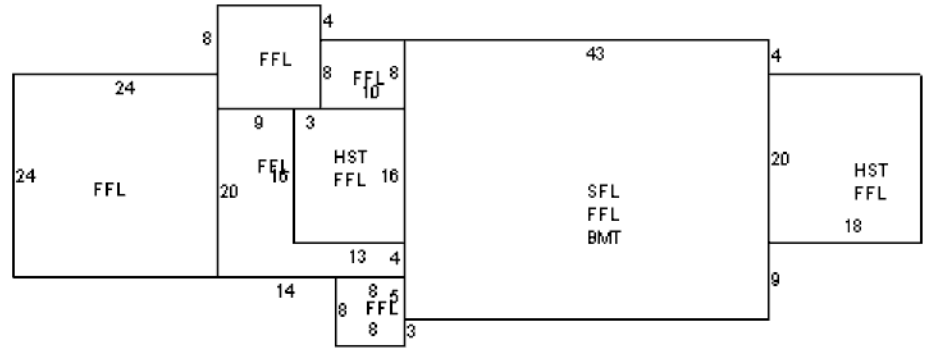
COMMENTS

25x25 Garage has full basement.

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: 3, HB: 1

SKETCH



GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1955, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

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

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, Totals: 1, 9, 4

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: E - EXTNSIVE, 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, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 22.%, Functional: , Economic: , Special: NC - NEWCON, 10.%, Override: , Total: 30.52%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.87536561, Const Adj.: 1.05570006, Adj \$ / SQ: 86.868, Other Features: 85175, Grade Factor: 2.20, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 1169828, Depreciation: 357031, Depreciated Total: 812796

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 1483624.390, Juris. Factor, Val/Su Fin: 169.83, Special Features: 0, Val/Su Net: 130.99, Final Total: 812800, Val/Su SzAd: 169.83

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,205, Total: 446,564, Size Ad: 4786, Gross Area: 6489, FinArea: 4786

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID

146 21 0

Summary table: More: N, Total Yard Items: 18,400, Total Special Features: , Total: 18,400

IMAGE

AssessPro Patriot Properties, Inc



05/20/2015