



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PAGE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	HUSSEY PETER S
Owner 2:	CAVANAUGH-HUSSEY MARGARET W
Owner 3:	
Street 1:	6 PAGE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2810 Type:

PREVIOUS OWNER

Owner 1:	MCKENNEY III - JAMES HARVEY
Owner 2:	MCKENNEY - JANIS CROSBY
Street 1:	6 PAGE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2810

NARRATIVE DESCRIPTION

This Parcel contains .99 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		43124		SQUARE FE	PRIME SITE		0	8.3	1.599	R4									572,179						572,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	674,500		0.990	572,200	1,246,700	956	0			
							GIS Ref			
							GIS Ref			
Total Card					674,500	0.990	572,200	1,246,700	Entered Lot Size	
Total Parcel					674,500	0.990	572,200	1,246,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		280.84	/Parcel:	280.84	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	612,500	0	.99	557,000	1,169,500	1,169,500	Create Final value 2019	6/4/2019
2018	101	FV	612,500	0	.99	557,000	1,169,500	1,169,500	Year End Roll	9/28/2017
2017	101	FV	596,100	0	.99	551,500	1,147,600	1,147,600	Year End Roll	9/29/2016
2016	101	FV	507,200	0	.99	535,600	1,042,800	1,042,800	Year End Roll	1/14/2016
2015	101	FV	502,100	0	.99	495,700	997,800	997,800	Year End	10/2/2014
2014	101	FV	466,700	0	.99	461,900	928,600	928,600	Year End Roll	1/23/2014
2013	101	FV	456,600	0	.99	448,100	904,700	904,700	Year End Roll	10/25/2012
2012	101	FV	466,700	0	.99	465,300	932,000	932,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCKENNEY III,JA	65567-157		6/18/2015		1247000	No	No			
HITCHCOCK NANCY	30353-347		6/28/1999		837500	No	No			
STAPLES KATHERI	22815-580		1/11/1993	FAMILY	130000	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/15/1998	1386	WDK	25,000	C	6/13/1998			
8/28/1996	1032-96	FINISH B	5,000	C	6/5/1997			
6/1/1993	251	NEW HOME	200,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	617	D HASCHIG
3/7/2000	MEAS+INSPCTD	600	
3/24/1999	MEAS/EXT INS	602	
6/13/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
9/28/1995	MEAS+INSPCTD	606	
9/7/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.98999	Total SF/SM:	43123.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	572,179	Spl Credit:		Total:	572,200
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EXTERIOR INFORMATION

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

Grade:	B+	- GOOD (+)
Year Blt:	1993	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

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:	2	
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: 0
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

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

BATH FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	2	Rating: GOOD
WSFlue:		Rating:

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD	- Good	10.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.4%

DEPRECIATION

Basic \$ / SQ:	94.00
Size Adj.:	0.93564355
Const Adj.:	1.01999998
Adj \$ / SQ:	89.710
Other Features:	80438
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	742742
Depreciation:	77245
Depreciated Total:	665497

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1015153.087
Juris. Factor:		Val/Su Fin:	151.95	
Special Features:	9000	Val/Su Net:	113.90	
Final Total:	674500	Val/Su SzAd:	208.69	

COMMENTS

CR-10 YRS, 1/77-1/88

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:	10	BR:	4	Bath:	2	HB	1				

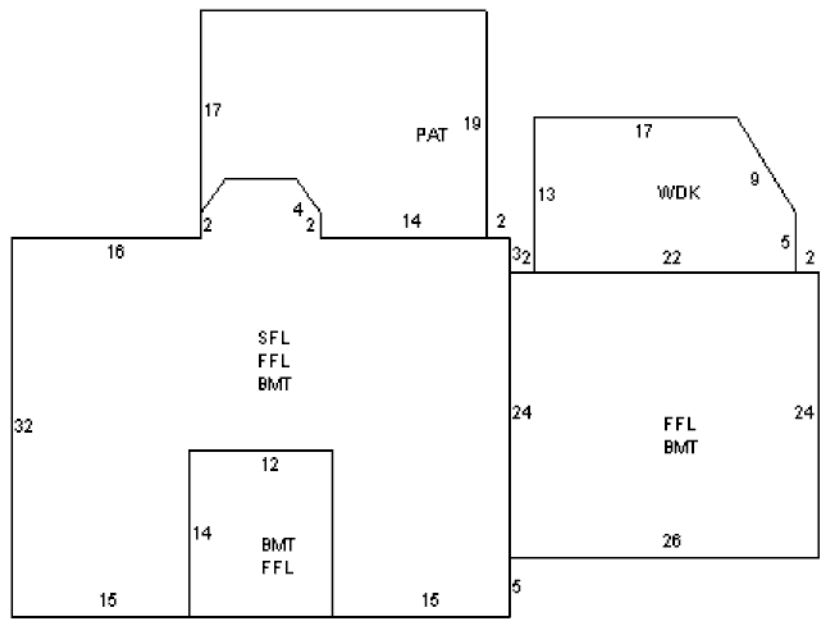
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,012	42.610	85,735	
FFL	1ST FLOOR	2,012	89.710	180,496	
SFL	2ND FLOOR	1,220	89.710	109,446	
PAT	PATIO	412	7.000	2,884	
WDK	WOOD DECK	266	19.610	5,216	
Net Sketched Area:		5,922	Total:	383,777	
Size Ad	3232	Gross Area	5922	FinArea	4439

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	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
96	WHIRL PL	D	S	1	4	A	AV	1993	2,500.00	B	10.4	101			9,000			9,000

PARCEL ID 146 6 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Features:	9,000	Total:	9,000
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