



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 |        | WOODS END RD, LINCOLN |

**OWNERSHIP**

|           |                                |
|-----------|--------------------------------|
| Owner 1:  | BALOGH TR KAROLY               |
| Owner 2:  | BALOGH TR JUDITH               |
| Owner 3:  | 10 WOODS END ROAD REALTY TRUST |
| Street 1: | 10 WOODS END RD                |
| Street 2: |                                |
| Twn/City: | LINCOLN                        |
| St/Prov:  | MA Cntry Own Occ: Y            |
| Postal:   | 01773-3102 Type:               |

**PREVIOUS OWNER**

|           |                 |
|-----------|-----------------|
| Owner 1:  | BALOGH KAROLY - |
| Owner 2:  | BALOGH JUDITH - |
| Street 1: | 10 WOODS END RD |
| Twn/City: | LINCOLN         |
| St/Prov:  | MA Cntry        |
| Postal:   | 01773-3102      |

**NARRATIVE DESCRIPTION**

This Parcel contains 3.227 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1938, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp        | %   | Item    | Code | Descp  |
|------------|------|--------------|-----|---------|------|--------|
| Z          | LC   | Historic Dst |     | U       | A    | SEPTIC |
| o          | R1   | Residential  | 100 | 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 Infl | 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     |          | 1.39        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R4    |            |           |        |   |        |   |        |   | 8,340           |           |   |           |        |      | 8,300     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101          | 289,600         | 21,300                         | 3.227     | 672,300    | 983,200         |
| Total Card   | 289,600         | 21,300                         | 3.227     | 672,300    | 983,200         |
| Total Parcel | 289,600         | 21,300                         | 3.227     | 672,300    | 983,200         |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 357.97     | /Parcel: 357.97 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| 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  | 281,000    | 21300     | 3.227     | 654,700    | 957,000     | 957,000       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 281,000    | 21300     | 3.227     | 654,700    | 957,000     | 957,000       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 276,100    | 21300     | 3.227     | 648,300    | 945,700     | 945,700       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 269,600    | 21300     | 3.227     | 629,900    | 920,800     | 920,800       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 262,300    | 21300     | 3.227     | 583,500    | 867,100     | 867,100       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 242,900    | 21300     | 3.227     | 544,300    | 808,500     | 808,500       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 238,100    | 21300     | 3.227     | 528,300    | 787,700     | 787,700       | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 238,100    | 21300     | 3.23      | 542,900    | 802,300     | 802,300       | Year End                | 1/26/2012  |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| BALOGH KAROLY, | 52546-131 |      | 4/8/2009  | FAMILY    |            | 1  | No  | No    |                 |       |
| JOHN STETSON   | 12052-85  |      | 8/10/1971 |           | 90000      | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number    | Descp  | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|-----------|--------|--------|-----|------------|----------|----------|--------------------|
| 5/22/2019 | R-19-0061 | MANUAL | 89,500 | C   |            |          |          | Repairs to roof, s |
| 4/24/2006 | 3401      | ROOF   | 20,000 | C   |            |          |          | Remove & repair ro |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/17/2010 | MEAS+INSPCTD | 25  | D ERSKINE |
| 7/25/2006  | PERMIT VISIT | 100 |           |
| 12/9/2004  | M&L COMPLETE | 615 |           |
| 10/10/1995 | MEAS+INSPCTD | 606 |           |

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

**EXTERIOR INFORMATION**

|               |    |                |
|---------------|----|----------------|
| Type:         | 9  | - CONTEMPORARY |
| Sty Ht:       | 2  | - 2            |
| (Liv) Units:  | 1  | Total: 1       |
| Foundation:   | 2  | - CONC BLOCK   |
| Frame:        | 1  | - WOOD         |
| Prime Wall:   | 2  | - CLAPBOARD    |
| Sec Wall:     |    |                |
| Roof Struct:  | 4  | - FLAT         |
| Roof Cover:   | 11 | - MEMBRANE     |
| Color:        |    |                |
| View / Desir: |    |                |

**GENERAL INFORMATION**

|               |      |             |  |
|---------------|------|-------------|--|
| Grade:        | B    | - GOOD      |  |
| Year Blt:     | 1938 | Eff Yr Blt: |  |
| Alt LUC:      |      | Alt %:      |  |
| Jurisdct:     |      | 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:  | 2   | - GAS        |    |
| 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | GARAGE      | D | Y   | 1   | 24x30    | A    | FR  | 1938 | 36.00      | B   | 34  | 101 |      |       | 17,100     |      |       | 17,100       |
| 37   | STABLE      | D | Y   | 1   | 22x18    | A    | PR  | 1938 | 16.00      | B   | 34  | 101 |      |       | 4,200      |      |       | 4,200        |

More: N      Total Yard Items: 21,300      Total Special Features:      Total: 21,300

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| 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:   | 1 | Rating: | AVERAGE |

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | AVERAGE |
| A Kits: |   | Rating: |         |
| Frpl:   | 3 | Rating: | AVERAGE |
| WSFlue: |   | Rating: |         |

**CONDO INFORMATION**

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

**DEPRECIATION**

|             |    |           |     |
|-------------|----|-----------|-----|
| Phys Cond:  | AV | - Average | 34% |
| Functional: |    |           |     |
| Economic:   |    |           |     |
| Special:    |    |           |     |
| Override:   |    |           |     |
| Total:      |    |           | 34% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 92.00      |
| Size Adj.:         | 0.98932987 |
| Const Adj.:        | 0.95930994 |
| Adj \$ / SQ:       | 87.315     |
| Other Features:    | 57500      |
| Grade Factor:      | 1.40       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 438858     |
| Depreciation:      | 149212     |
| Depreciated Total: | 289646     |

**COMMENTS**

INT WALLS INFER MATERIAL SOME CEILING DAMAGE POND ON LOT .

**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       |       |        |         |   |   |    |    |    |    |    |   |   |

**REMODELING**

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

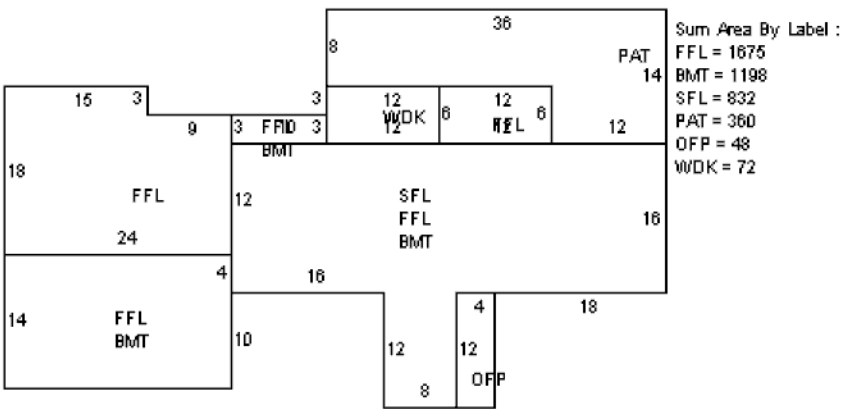
**RES BREAKDOWN**

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 4   | 3   |    |
| Totals  |     |     |    |
| 1       | 4   | 3   |    |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ | Date        | Sale Price |             |
|-------------------|-----------|-----|-------------|------------|-------------|
|                   |           |     |             |            |             |
|                   |           |     |             |            |             |
|                   |           |     |             |            |             |
|                   |           |     |             |            |             |
|                   |           |     |             |            |             |
| WtAv\$/SQ:        |           |     | AvRate:     | Ind.Val    | 538400.0000 |
| Juris. Factor:    |           |     | Val/Su Fin: | 105.42     |             |
| Special Features: | 0         |     | Val/Su Net: | 69.20      |             |
| Final Total:      | 289600    |     | Val/Su SzAd | 115.52     |             |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 1,675      | 87.310    | 146,252      |      |
| BMT                | BASEMENT    | 1,198      | 26.190    | 31,381       |      |
| SFL                | 2ND FLOOR   | 832        | 87.310    | 72,646       |      |
| PAT                | PATIO       | 360        | 7.000     | 2,520        |      |
| WDK                | WOOD DECK   | 72         | 34.040    | 2,451        |      |
| OFF                | OPEN PORCH  | 48         | 15.000    | 720          |      |
| Net Sketched Area: |             | 4,185      | Total:    | 255,970      |      |
| Size Ad            | 2507        | Gross Area | 4185      | FinArea      | 2747 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT      | 100    | RRM     | 20     | A  | 0     |

**IMAGE**



AssessPro Patriot Properties, Inc