



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	HOLDEN GARY H
Owner 2:	
Owner 3:	
Street 1:	46 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALD - AIDA DIPACE
Owner 2:	-
Street 1:	41 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3205

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1928, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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		21780		SQUARE FE	PRIME SITE		0	7.	2.871	R3									437,738						437,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	152,700	5,400	0.500	437,700	595,800
Total Card	152,700	5,400	0.500	437,700	595,800
Total Parcel	152,700	5,400	0.500	437,700	595,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		393.11	/Parcel: 393.11

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

GIS Ref
GIS Ref
Insp Date
05/31/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	155,700	5400	.5	424,000	585,100	585,100	Create Final value 2019	6/4/2019
2018	101	FV	155,700	5400	.5	424,000	585,100	585,100	Year End Roll	9/28/2017
2017	101	FV	148,300	5400	.5	400,200	553,900	553,900	Year End Roll	9/29/2016
2016	101	FV	145,400	5400	.5	388,300	539,100	539,100	Year End Roll	1/14/2016
2015	101	FV	139,500	5400	.5	359,600	504,500	504,500	Year End	10/2/2014
2014	101	FV	138,000	5400	.5	322,100	465,500	465,500	Year End Roll	1/23/2014
2013	101	FV	135,100	5400	.5	312,700	453,200	453,200	Year End Roll	10/25/2012
2012	101	FV	135,100	5400	.5	343,900	484,400	484,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALD,AIDA DIP	55452-380		9/27/2010		480000	No	No			
DONALD DAVID HE	17100-072		6/16/1986	FAMILY		1	No	No		
FREDERICK SPOON	14468-5		11/17/1981		80000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/21/2013	5579	ROOF	4,300	C				strip & re-roof de
5/19/2011	4733	RENOVATI	40,000	C	9/23/2011			interior 2nd floor
4/22/2011	4697	ROOF		C				strip & re-roof do

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	437,738	Spl Credit		Total:	437,700
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### EXTERIOR INFORMATION

Type:	22 - CONV'NT NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
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:	1928	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:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# 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
4	GARAGE/L	D	Y	1	480	A	AV	1928	28.00	T	60	101			5,400			5,400

More:  N      Total Yard Items:  5,400      Total Special Features:       Total:  5,400

### BATH FEATURES

Full Bath:	1	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:	
Frpl:	1	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:		%
<b>Total:</b>		<b>34%</b>

### CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.14588284
Const Adj.:	1.00979996
Adj \$ / SQ:	100.669
Other Features:	30500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	231412
Depreciation:	78680
Depreciated Total:	152732

### COMMENTS


### 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												
<b>Totals</b>	<b>RM</b> s:	<b>7</b>	<b>BR</b> s:	<b>3</b>	<b>Bath</b> s:	<b>1</b>	<b>HB</b>					

### REMODELING

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

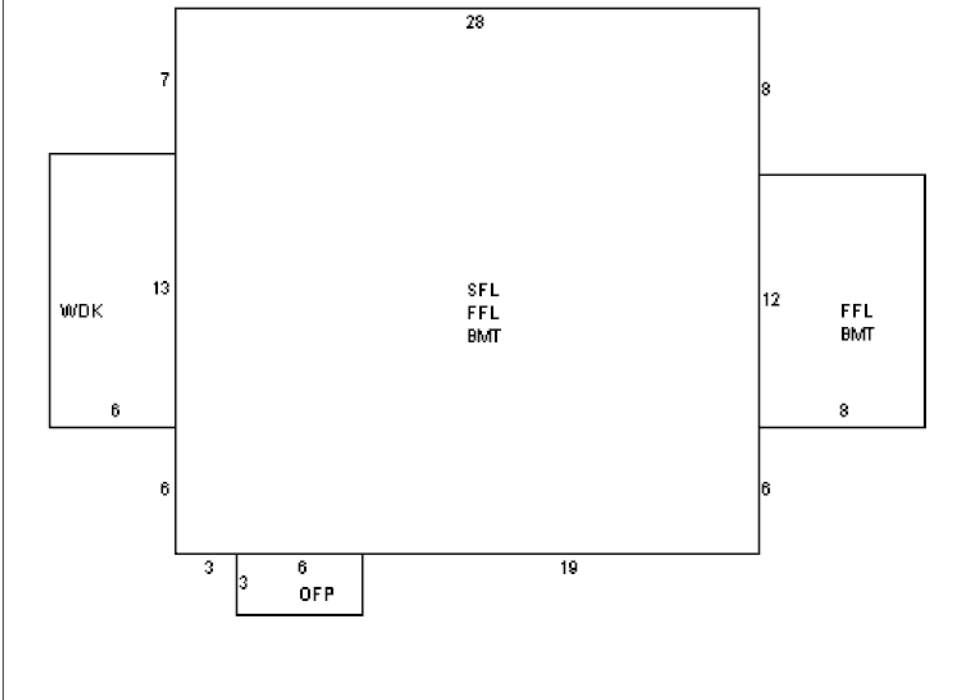
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	824	25.170	20,738	
FFL	1ST FLOOR	824	100.670	82,951	
SFL	2ND FLOOR	692	100.670	69,623	
WDK	WOOD DECK	78	32.520	2,537	
OFF	OPEN PORCH	18	15.000	270	
Net Sketched Area:		2,436	Total:	176,118	
Size Ad	1515.5999	Gross Area	2472	FinArea	1516

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

### IMAGE

AssessPro Patriot Properties, Inc

