



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'ROURKE JANE K
Owner 2:	MATULONIS URSULA A
Owner 3:	
Street 1:	29 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLANCHFIELD - PAUL M
Owner 2:	BLANCHFIELD - REBECCA S
Street 1:	61 SANDY POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		47915.8		SQUARE FE	PRIME SITE		0	8.3	1.469	R4									584,110						584,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	756,000	34,000	1.100	584,100	1,374,100
Total Card	756,000	34,000	1.100	584,100	1,374,100
Total Parcel	756,000	34,000	1.100	584,100	1,374,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		413.89	/Parcel: 413.89

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	07/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	755,800	34000	1.1	568,600	1,358,400	1,358,400	Create Final value 2019	6/4/2019
2018	101	FV	847,700	34000	1.1	568,600	1,450,300	1,450,300	Year End Roll	9/28/2017
2017	101	FV	766,500	34000	1.1	563,000	1,363,500	1,363,500	Year End Roll	9/29/2016
2016	101	FV	742,000	34000	1.1	546,800	1,322,800	1,322,800	Year End Roll	1/14/2016
2015	101	FV	701,600	34000	1.1	506,000	1,241,600	1,241,600	Year End	10/2/2014
2014	101	FV	672,800	34000	1.1	471,500	1,178,300	1,178,300	Year End Roll	1/23/2014
2013	101	FV	655,500	34000	1.22	467,600	1,157,100	1,157,100	Year End Roll	10/25/2012
2012	101	FV	655,500	34000	1.22	462,600	1,152,100	1,152,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLANCHFIELD,PAU	69675-451		7/27/2017		1325000	No	No			
TORGESON CAYLEY	57437-518		9/13/2011		1177500	No	No			
MONTIE CAROLYN	46786-554		1/6/2006		1365000	No	No			
PERRY JOHN CURT	28531-105		5/1/1998		775000	No	No			
PERRY, JOHN + S	24822-8		8/31/1994	FAMILY		1	No			
EDWARD C. PARIS	13220-519		6/27/1977		115000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2019	R-19-0037	RENO-ADD	3,150	O				Build canopy roof
11/13/2017	6911	MANUAL	3,400	C				Construct a closet
10/27/2017	6901	MANUAL	1,200	C				Replace basement d
5/8/2015	6074	MANUAL	7,450	C	6/4/2015			Insulate rafter ba
5/1/2009	4175	GARAGE	40,000	C	9/2/2009			remove & replace g
7/31/2007	3740	ROOF		C				stripp off asphalt
6/11/1999	1731	RENOVATI	86,000	C	5/31/2000			5/31/2000 100%
4/9/1998	1380	ROOF	2,000	C	6/4/1998			100% 6/4/98
6/25/1996	987-96	ROOF		C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	SALES INSP	618	G BOURGAULT
7/22/2010	MEAS/EXT INS	25	D ERSKINE
7/25/2007	MEAS/EXT INS	617	D HASCHIG
5/31/2000	MEAS+INSPCTD	611	
4/8/1999	MEAS+INSPCTD	600	
6/23/1997	MEAS/EXT INS	602	
5/14/1996	MEAS+INSPCTD	606	
3/28/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
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:	2 - HIP
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1780 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		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:	2 - SOFTWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

Phys Cond:	GD - Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.%

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	36x21	G	AV	2009	45.00	T	0	101			34,000			34,000

More:	N
Total Yard Items:	34,000
Total Special Features:	
Total:	34,000

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	102.00
Size Adj.:	0.93072289
Const Adj.:	1.01989794
Adj \$ / SQ:	96.823
Other Features:	103412
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1021600
Depreciation:	265616
Depreciated Total:	755984

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1302067.556
Juris. Factor:		Val/Su Fin:	227.71	
Special Features:	0	Val/Su Net:	150.30	
Final Total:	756000	Val/Su SzAd:	227.71	

COMMENTS

DANIEL WESTON HSE.

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	2				

REMODELING

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

RES BREAKDOWN

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

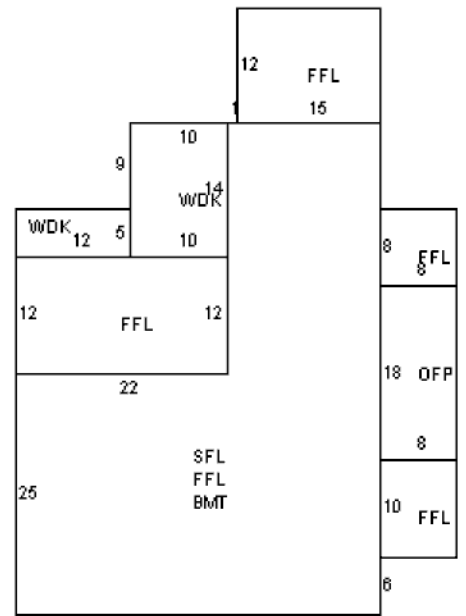
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1302067.556
Juris. Factor:		Val/Su Fin:	227.71	
Special Features:	0	Val/Su Net:	150.30	
Final Total:	756000	Val/Su SzAd:	227.71	

PARCEL ID

Parcel ID	143 4 0
Appr Value	
JCod	JFact
Juris. Value	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,954	96.820	189,192	
BMT	BASEMENT	1,366	24.210	33,065	
SFL	2ND FLOOR	1,366	96.820	132,260	
WDK	WOOD DECK	200	21.380	4,275	
OFP	OPEN PORCH	144	15.000	2,160	
Net Sketched Area:		5,030	Total:	360,952	
Size Ad	3320	Gross Area	5030	FinArea	3320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

