



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOLURI ROBERT J		
Owner 2:	MORI DEANNA L		
Owner 3:			
Street 1:	PO BOX 6351		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:		Type:	

NARRATIVE DESCRIPTION

This Parcel contains .69 ACRES of land mainly classified as ONE FAM with a(n) BARN Building Built about 2012, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	286,300		0.000		286,300		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	286,300		0.000		286,300	Entered Lot Size	
Total Parcel	1,187,700	500	0.690	539,600	1,727,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 407.83		/Parcel: 426.41		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

USER DEFINED

Prior Id # 1:	65 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

EXTERIOR INFORMATION

Type:	42 - BARN
Sty Ht:	1T - 1T
(Liv) Units:	Total: 1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT
Year Blt:	2012
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	
% Heated:	50
% AC:	50
Solar HW:	NO
% Com Wal:	

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

More: N	Total Yard Items:	Total Special Features:	Total:
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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:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	59.00
Size Adj.:	1.60470080
Const Adj.:	0.99929404
Adj \$ / SQ:	94.611
Other Features:	7934
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	286324
Depreciation:	0
Depreciated Total:	286324

COMMENTS

HOAR-GRAY 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's:	1	BR's:	0	Baths:	1							

REMODELING

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

RES BREAKDOWN

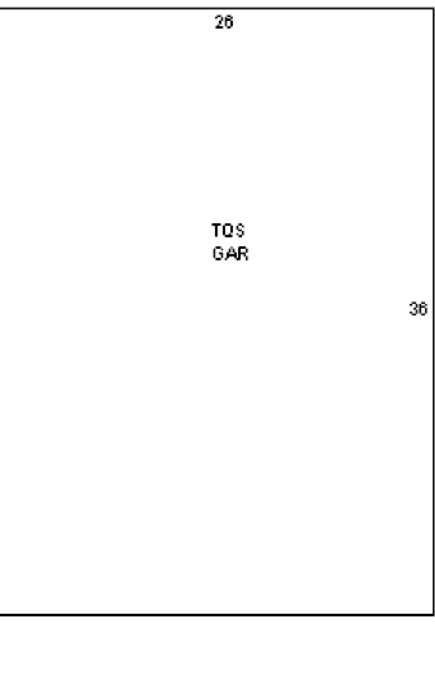
No Unit	RMS	BRS	FL
1	1		
Totals			
1	1		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 143 7 0

WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Val/Su Fin:

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GAR	GARAGE	936	36.000	33,696
TQS	3/4 STORY	702	94.610	66,417
Net Sketched Area:		1,638	Total: 100,113	
Size Ad	702	Gross Area	1872	FinArea 702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro Patriot Properties, Inc**

More: N	Total Yard Items:	Total Special Features:	Total:
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