



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		HUCKLEBERRY HL, LINCOLN

**OWNERSHIP**

Owner 1:	SELDEN RICHARD F
Owner 2:	
Owner 3:	
Street 1:	21 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SELDEN ADALGISA G -
Owner 2:	ENSELCO NOMINEE TRUST -
Street 1:	21 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.337 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 3 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.50083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									15,025						15,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,801,400	24,700	2.337	815,000	2,641,100	3576	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,833,500	24700	2.337	811,800	2,670,000	2,670,000	Create Final value 2019	6/4/2019
2018	101	FV	1,833,500	24700	2.337	811,800	2,670,000	2,670,000	Year End Roll	9/28/2017
2017	101	FV	1,731,700	24700	2.337	811,800	2,568,200	2,568,200	Year End Roll	9/29/2016
2016	101	FV	1,718,700	24700	2.337	759,800	2,503,200	2,503,200	Year End Roll	1/14/2016
2015	101	FV	1,702,200	24700	2.337	704,600	2,431,500	2,431,500	Year End	10/2/2014
2014	101	FV	1,684,600	24700	2.337	695,000	2,404,300	2,404,300	Year End Roll	1/23/2014
2013	101	FV	1,650,900	24700	2.337	675,000	2,350,600	2,350,600	Year End Roll	10/25/2012
2012	101	FV	1,785,500	24700	2.337	695,000	2,505,200	2,505,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SELDEN ADALGISA	1345-46		9/9/2010	FAMILY	100	No	No			
CAMBI ADALGISA	1345-46		10/1/2007	CONVENIENC	100	No	No			
CAMBI ADALGISA	1345-45		10/1/2007	CONVENIENC	100	No	No			
HARDY ERIK T,	1288-18		7/23/2004		2560000	No	No			
POTEET CRAIG W	1256-99		8/7/2002		2300000	No	No			
COUNTRYSIDE BUI	1224-131		7/24/2000	CHGD>ASSMT<S	2225000	No	No			
STRATFORD REALT	1213-136		11/5/1999	CHANGE IN US	585000	Yes	No			
	7957-120		9/19/1952		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/19/2006	3521	SHED	20,000	C				storage shed
6/21/2006	3465	POOL	39,800	C				Install inground g
6/19/2006	3463	POOL HOU	125,000	C	6/5/2007			Constr. pool house
12/20/2004	3109	RENOVATI	75,000	C	5/12/2005			bath to rm over ga
11/3/1999	1841	NEW HOME	484,000	C	6/27/2000			6/27/00 95%

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	PERMIT VISIT	100	
5/12/2005	MEAS+INSPECT	615	
5/15/2004	M&L COMPLETE	615	
3/14/2003	ABATE-INSPEC	600	
7/6/2001	MEAS/EXT INS	613	
6/27/2000	MEAS+INSPECT	609	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	10 - ECLECTIC
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1 - WOOD SHI 40%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	7	Rating:	AVERAGE

**COMMENTS**

LAWN SPRINKLERS.

**OTHER FEATURES**

Kits:	2	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	A+ - EXCELLENT		
Year Blt:	2000	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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:	13	BR:	5	Bath:	4	HB	3				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 35%
Bsmnt Flr:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal:	% Sprinkled

**DEPRECIATION**

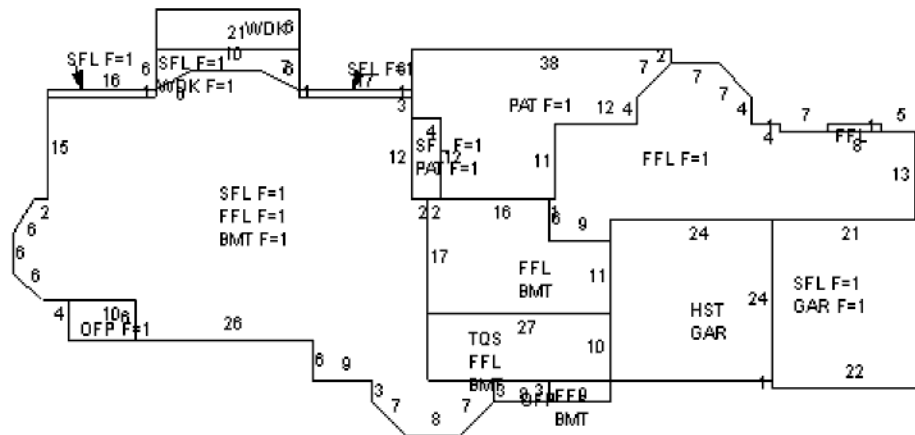
Phys Cond:	AV - Average	11.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		11.0%

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	0.83215237
Const Adj.:	1.01300001
Adj \$ / SQ:	67.438
Other Features:	152224
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2024073
Depreciation:	222648
Depreciated Total:	1801425

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1907198.475
Juris. Factor:				Val/Su Fin: 223.97
Special Features:	0			Val/Su Net: 146.51
Final Total:	1801400			Val/Su SzAd: 246.65

**SKETCH****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
12	POOL I-G	D	Y	1	20x45	G	GD	2006	27.50	T	10	101			22,300			22,300
2	SHED/FR	D	Y	1	12x16	A	AV	2006	15.00	T	15	101			2,400			2,400

**PARCEL ID**

149 34 0

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,846	67.440	259,365	
SFL	2ND FLOOR	2,967	67.440	200,087	
BMT	BASEMENT	2,958	23.180	68,571	
GAR	GARAGE	1,126	36.000	40,536	
PAT	PATIO	617	7.000	4,319	
HST	HALF STORY	288	67.440	19,422	
WDK	WOOD DECK	206	21.170	4,361	
TQS	3/4 STORY	203	67.440	13,656	
Net Sketched Area:		12,295		Total: 611,577	
Size Ad	7303.5	Gross Area	12650	FinArea	8043

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	

**IMAGE**

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 24,700

Total Special Features:

Total: 24,700