



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		STRATFORD WY, LINCOLN

**OWNERSHIP**

Owner 1:	SALVUCCI TR GREGORY J
Owner 2:	SALVUCCI TR KAREN M
Owner 3:	6 STRATFORD WAY REALTY TRUST
Street 1:	6 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	SALVUCCI GREGORY J -
Owner 2:	SALVUCCI KAREN M -
Street 1:	6 STRATFORD WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.965 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1998, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		0.12798		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									3,839						3,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,435,600	15,800	1.965	923,800	2,375,200		0
							GIS Ref
							GIS Ref
Total Card	1,435,600	15,800	1.965	923,800	2,375,200	Entered Lot Size	
Total Parcel	1,435,600	15,800	1.965	923,800	2,375,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		272.81	/Parcel:	272.81	Insp Date
						Land Unit Type:	11/18/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,410,800	15800	1.965	899,000	2,325,600	2,325,600	Create Final value 2019	6/4/2019
2018	101	FV	1,410,800	15800	1.965	899,000	2,325,600	2,325,600	Year End Roll	9/28/2017
2017	101	FV	1,272,300	15800	1.965	899,000	2,187,100	2,187,100	Year End Roll	9/29/2016
2016	101	FV	1,241,300	15800	1.965	872,600	2,129,700	2,129,700	Year End Roll	1/14/2016
2015	101	FV	1,215,400	15800	1.965	808,600	2,039,800	2,039,800	Year End	10/2/2014
2014	101	FV	1,189,900	15800	1.965	795,800	2,001,500	2,001,500	Year End Roll	1/23/2014
2013	101	FV	1,164,400	15800	1.965	771,800	1,952,000	1,952,000	Year End Roll	10/25/2012
2012	101	FV	1,266,400	15800	1.965	963,800	2,246,000	2,246,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SALVUCCI GREGOR	40449-256		8/13/2003	CONVENIENC		10	Yes	No		
STRATFORD REALT	28557-022		5/8/1998	CHANGE IN US	566000		Yes	No		
STRATFORD REALT	26604-472		3/27/1996	CONVENIENC		0	Yes	No		PLAN#826DOC#277
	7957-120		9/19/1952			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/20/2015	5999	MANUAL	1,000	C	5/20/2015			Sheet metal work f
1/5/2015	5990	KITCHEN	118,000	C	5/20/2015			Remodel kitchen
5/13/2013	5408	ROOF	17,500	C				strip & re-roof pa
9/21/2012	5172	ROOF	13,900	C				strip & re-roof ga
10/28/2010	4594	TEMPORAR		C				tent 10/29 to 11/1
10/28/2009	4318	TEMPORAR		C				tent 10/30 to 11/2
4/5/2000	1914	TENN.CO	25,000	C	5/19/2001			
5/7/1998	1411	NEW HOME	520,000	C	6/23/1998			5/31/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
11/18/2008	MEAS+INSPCTD	100	
7/11/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
6/25/1999	MEAS+INSPCTD	600	
6/23/1998	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	10	- ECLECTIC
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

### BATH FEATURES

Full Bath:	5	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

### COMMENTS


### GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

### OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### 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:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	1	- EXTENSIVE	
Insulation:	3	- EXTENSIVE	
Int vs Ext:			
Heat Fuel:	2	- GAS	
Heat Type:	14	- HVAC	
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:		% Sprinkled:	

### DEPRECIATION

Phys Cond:	AV	- Average	12.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			12.6%

### CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	0.84316772
Const Adj.:	1.09409881
Adj \$ / SQ:	73.801
Other Features:	120589
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1642516
Depreciation:	206957
Depreciated Total:	1435559

### 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:	12	BR	S:	5	Bath	S:	5	HB	S:	1

### REMODELING

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

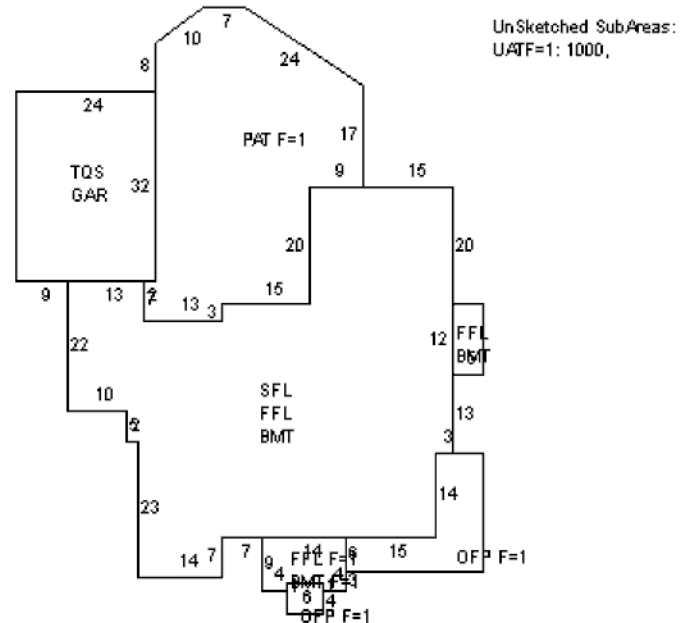
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### 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
27	TENNIS C	D	Y	1	100x55	A	AV	2001	4.09	T	30	101			15,800			15,800

### PARCEL ID

149 48 0
----------

More:	N
Total Yard Items:	15,800
Total Special Features:	
Total:	15,800

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,022	32.290	97,574	
FFL	1ST FLOOR	3,022	73.800	223,026	
SFL	2ND FLOOR	2,842	73.800	209,742	
PAT	PATIO	1,463	7.000	10,241	
GAR	GARAGE	768	36.000	27,648	
TQS	3/4 STORY	576	73.800	42,509	
OFP	OPEN PORCH	280	15.000	4,200	
UAT	UNF ATTIC	150	73.800	11,070	
Net Sketched Area:		12,123	Total:	626,010	
Size Ad	6440	Gross Area	13165	FinArea	8707

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	V	

### IMAGE

**AssessPro** Patriot Properties, Inc

