



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILLIMAN TR NANCY LYNNE PAUL
Owner 2:	SILLIMAN IV TR SHERWOOD DANIEL
Owner 3:	SHERWOOD D SILLIMAN REV TRUST
Street 1:	16 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DICICCO - SUZANNE L
Owner 2:	-
Street 1:	16 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.839 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1999, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 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		0.00285		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									86						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,550,900	35,800	1.839	920,100	2,506,800		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	1,264,600	35800	1.839	895,300	2,195,700	2,195,700	Create Final value 2019	6/4/2019
2018	101	FV	1,264,600	35800	1.839	895,300	2,195,700	2,195,700	Year End Roll	9/28/2017
2017	101	FV	1,140,300	35800	1.839	895,300	2,071,400	2,071,400	Year End Roll	9/29/2016
2016	101	FV	1,112,500	35800	1.839	868,900	2,017,200	2,017,200	Year End Roll	1/14/2016
2015	101	FV	1,100,900	35800	1.839	804,900	1,941,600	1,941,600	Year End	10/2/2014
2014	101	FV	1,077,700	35800	1.839	792,100	1,905,600	1,905,600	Year End Roll	1/23/2014
2013	101	FV	1,054,500	35800	1.839	768,100	1,858,400	1,858,400	Year End Roll	10/25/2012
2012	101	FV	1,147,300	35800	1.839	960,100	2,143,200	2,143,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DICICCO,SUZANNE	71789-241		10/24/2018		2500000	No	No			
DICICCO LEONARD	30744-440		8/25/1999	CONVENIENC		1	Yes	No		
STRATFORD REALT	28848-184		6/30/1998	CHANGE IN US	575000	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
6/20/2001	2276	POOL HOU	20,000	C	4/13/2002			
7/31/2000	2035	POOL	30,000	C	7/5/2001			7/5/01 75%
6/16/1998	1441	NEW HOME	500,000	C	7/5/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2010	MEAS+INSPCTD	100	
9/16/2009	MEAS/EXT INS	25	D ERSKINE
4/13/2002	MEAS/EXT INS	613	
2/15/2002	ABATE-INSPEC	600	
7/5/2001	MEAS/EXT INS	613	
5/26/2000	MEAS+INSPCTD	600	
7/11/1999	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:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT
Year Blt:	1999 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal:	2 - PLASTER
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:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal:	% Sprinkled

Phys Cond:	AV - Average	12%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		12%

BATH FEATURES

Full Bath:	4 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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	80.00
Size Adj.:	0.83729494
Const Adj.:	1.03020000
Adj \$ / SQ:	69.007
Other Features:	81580
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1762396
Depreciation:	211487
Depreciated Total:	1550908

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2625952.765
Juris. Factor:		Val/Su Fin:		225.65
Special Features:	0	Val/Su Net:		130.13
Final Total:	1550900	Val/Su SzAd:		225.64

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	18x30	G	GD	2001	27.50	T	25	101			11,100			11,100
23	BATH HSE	D	Y	1	17x22	A	AV	2001	75.00	T	12	101			24,700			24,700

More:	N	Total Yard Items:	35,800	Total Special Features:		Total:	35,800
-------	---	-------------------	--------	-------------------------	--	--------	--------

COMMENTS

lawn sprinklers, well for pool.

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:	4
	Bath:	4	HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 13 4

RES BREAKDOWN

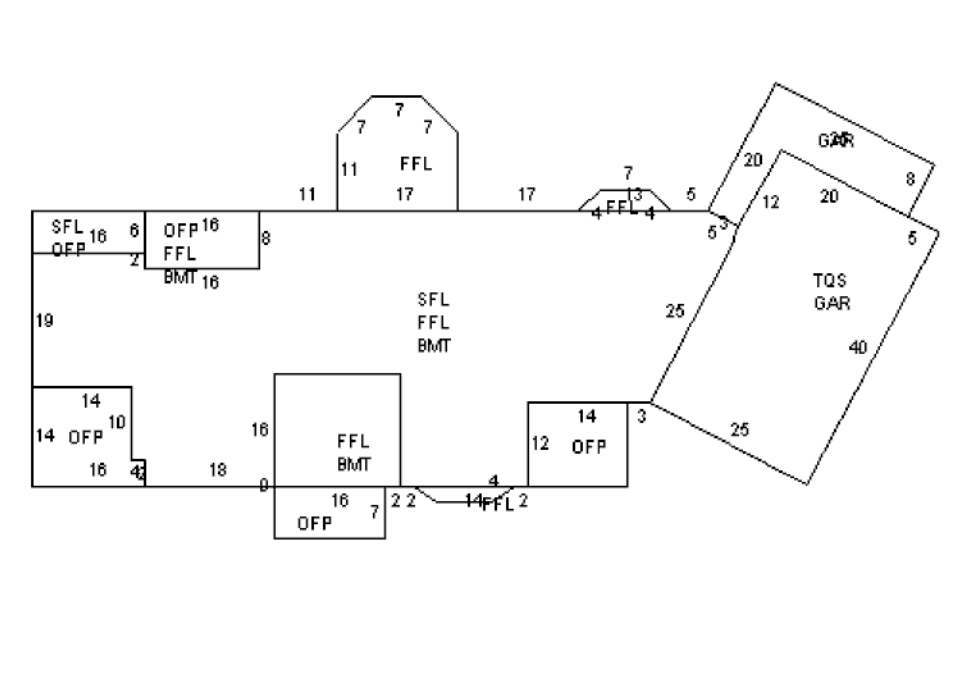
No Unit	RMS	BRS	FL
1	13	4	
Totals			
1	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2625952.765
Juris. Factor:		Val/Su Fin:		225.65
Special Features:	0	Val/Su Net:		130.13
Final Total:	1550900	Val/Su SzAd:		225.64

PARCEL ID

150	15	0
-----	----	---

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,370	69.010	232,552	
BMT	BASEMENT	3,071	17.250	52,980	
SFL	2ND FLOOR	2,751	69.010	189,837	
GAR	GARAGE	1,266	36.000	45,576	
TQS	3/4 STORY	752	69.010	51,910	
OFF	OPEN PORCH	708	15.000	10,620	
Net Sketched Area:		11,918	Total:	583,475	
Size Ad	6873.25	Gross Area	12169	FinArea	6873

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc