



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UPLAND FIELD RD, LINCOLN

OWNERSHIP

Owner 1:	DOORANDISH RAMIN
Owner 2:	DOORANDISH ELIZABETH
Owner 3:	
Street 1:	19 VILES STREET
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	SPITZER TR - GREGORY A
Owner 2:	DALTON TR - SUSAN F
Street 1:	7 UPLAND FIELD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3303

NARRATIVE DESCRIPTION

This Parcel contains .81 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	A	SEPTIC
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		35283		SQUARE FE	PRIME SITE		0	8.3	1.887	R4									552,655						552,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	480,600	2,600	0.810	552,700	1,035,900	
Total Card		480,600	2,600	0.810	552,700	1,035,900
Total Parcel		480,600	2,600	0.810	552,700	1,035,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		281.49	/Parcel: 281.49	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	454,400	2600	.81	538,000	995,000	995,000	Create Final value 2019	6/4/2019
2018	101	FV	390,900	2600	.81	538,000	931,500	931,500	Year End Roll	9/28/2017
2017	101	FV	381,200	2600	.81	532,700	916,500	916,500	Year End Roll	9/29/2016
2016	101	FV	374,800	2600	.81	517,400	894,800	894,800	Year End Roll	1/14/2016
2015	101	FV	371,600	2600	.81	478,700	852,900	852,900	Year End	10/2/2014
2014	101	FV	349,100	2600	.81	446,100	797,800	797,800	Year End Roll	1/23/2014
2013	101	FV	342,700	2600	.81	432,800	778,100	778,100	Year End Roll	10/25/2012
2012	101	FV	349,100	2600	.81	449,400	801,100	801,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPITZER TR,GREG	70426-229		12/22/2017		1160000	No	No			
SPITZER,GREGORY	68350-466		11/4/2016	FAMILY	10	No	No			
BERMAN DIANE B,	54638-255		5/4/2010		867750	No	No			
CHARLES JENNING	14027-409		8/7/1980		162500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/14/2011	4789	WINDOWS	53,104	C				replace 33 windows
5/18/2010	4461	SHED	5,000	C	7/5/2011			replace existing s
2/14/2008	3883	RENOVATI	15,000	C	6/19/2008			reno 2 bths
7/29/1999	1748	RENOVATI	30,000	C	6/12/2000			kitchen 6/12/00

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2011	MEAS/EXT INS	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	100	
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	
3/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Struct:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

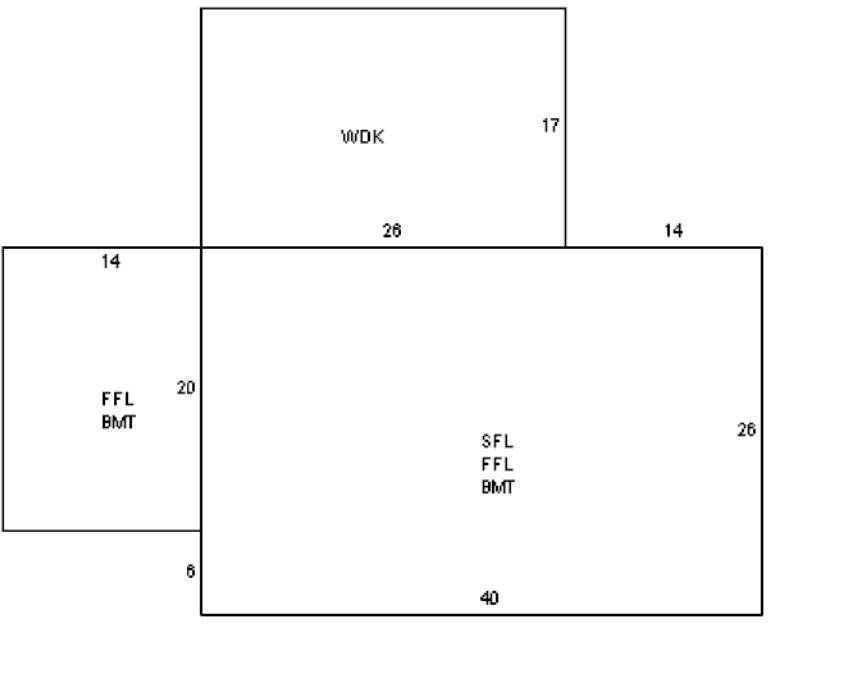
BATH FEATURES

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

COMMENTS

DECK HAS SCREENS .

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1961	Eff Yr Blt:	1998
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

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:	8	BR:	4	Baths:	3	HB:	1				

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	8.4%
Functional:		
Economic:		
Special:		
Override:		
Total:		8.4%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.00423729
Const Adj.:	1.01999998
Adj \$ / SQ:	96.286
Other Features:	102000
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	524658
Depreciation:	44071
Depreciated Total:	480587

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 768151.4462
Juris. Factor:		Val/Su Fin:	130.60	
Special Features:	0	Val/Su Net:	116.59	
Final Total:	480600	Val/Su SzAd:	203.64	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,320	60.180	79,436	
FFL	1ST FLOOR	1,320	96.290	127,098	
SFL	2ND FLOOR	1,040	96.290	100,138	
WDK	WOOD DECK	442	17.470	7,724	
Net Sketched Area:		4,122	Total:	314,396	
Size Ad	2360	Gross Area	4122	FinArea	3680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	A	0

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
2	SHED/FR	D	Y	1	10x14	A	AV	2010	15.00	T	15	101			1,800			1,800
19	PATIO	D	Y	1	16X24	A	AV	1961	7.00	T	70	101			800			800

PARCEL ID

152 26 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	2,600	Total Special Features:		Total:	2,600
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