



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	CANTU TR ROBERT C
Owner 2:	
Owner 3:	R C CANTU TRUST NO 1
Street 1:	19 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily WOOD SHING Exterior and WOODSHINGL 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 Influ	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	14.	1.000	R7									1,120,000						1,120,000	
101	ONE FAM		1.753		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									52,590						52,600	
101	ONE FAM		0.21		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									1,260						1,300	Wetland

Total AC/HA:	3.79955	Total SF/SM:	165508.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 7	Total:	1,173,850	Spl Credit		Total:	1,173,900
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	-----------	------------	--	--------	-----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	559,200		3.800	1,173,900	1,733,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		679.11	/Parcel:	679.11	Insp Date
						Land Unit Type:	12/01/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	570,400	0	3.8	1,210,700	1,781,100	1,781,100	Create Final value 2019	6/4/2019
2018	101	FV	570,400	0	5.25	1,219,400	1,789,800	1,789,800	Year End Roll	9/28/2017
2017	101	FV	536,100	0	5.25	1,219,400	1,755,500	1,755,500	Year End Roll	9/29/2016
2016	101	FV	525,400	0	5.25	1,185,800	1,711,200	1,711,200	Year End Roll	1/14/2016
2015	101	FV	512,000	0	5.25	1,166,600	1,678,600	1,678,600	Year End	10/2/2014
2014	101	FV	476,400	0	5.25	1,150,600	1,627,000	1,627,000	Year End Roll	1/23/2014
2013	101	FV	467,500	0	5.25	1,118,600	1,586,100	1,586,100	Year End Roll	10/25/2012
2012	101	FV	380,500	0	5.25	1,310,600	1,691,100	1,691,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT CANTU	21976-364		4/27/1992	CONVENIENC		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/16/2007	3616	TEMPORAR		C				install a replac w
2/27/1994	412	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/13/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	80 2 1
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:	

PRINT

Date	Time
09/30/19	20:39:12

LAST REV

Date	Time
12/04/17	11:00:57

apro 2064

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2A - 2A	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:	%	
Roof Struct:	1 - GABLE	
Roof Cover:	6 - WOODSHINGL	
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

12/2017 see 158 8 1 for CR parcel.

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 1												
Lvl 2												
Lower												
Totals		RM	8		BR	4		Bath	3		HB	1

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A - V GOOD-		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

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

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	20%
Functional:		
Economic:		
Special:		
Override:		
Total:		20.5%

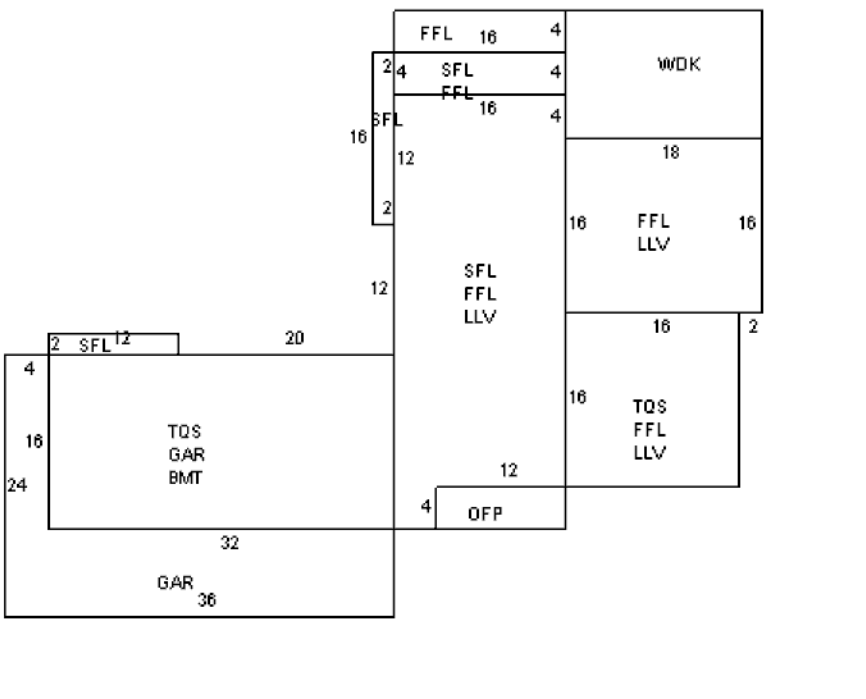
CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.98510969
Const Adj.:	1.03020000
Adj \$ / SQ:	93.367
Other Features:	62348
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	703381
Depreciation:	144193
Depreciated Total:	559188

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1523200.000
Juris. Factor:		Val/Su Fin:	219.12		
Special Features:	0	Val/Su Net:	104.95		
Final Total:	559200	Val/Su SzAd:	219.12		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,264	93.370	118,016	
LLV	LOWR LEVEL	1,136	46.680	53,033	
GAR	GARAGE	864	36.000	31,104	
SFL	2ND FLOOR	712	93.370	66,477	
TQS	3/4 STORY	576	93.370	53,779	
BMT	BASEMENT	512	23.340	11,951	
WDK	WOOD DECK	216	20.850	4,503	
OFF	OPEN PORCH	48	15.000	720	
Net Sketched Area:		5,328	Total:	339,583	
Size Ad	2552	Gross Area	5520	FinArea	2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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:	
-------	---	-------------------	--	-------------------------	--	--------	--

IMAGE

AssessPro Patriot Properties, Inc

