



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAPLAN TR PAUL D
Owner 2:	KAPLAN TR ANN C
Owner 3:	SOUTH GREAT ROAD REALTY TRUST
Street 1:	17 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SLAUGHTER FRANK G III TR -
Owner 2:	SLAUGHTER EMILIE TR -
Street 1:	C/O PAUL KAPLAN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily WOOD Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 2 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	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		80000		SQUARE FE	PRIME SITE		0	14.	1.000	R7									1,120,000						1,120,000	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									106,890						106,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	3,618,600	262,100	5.400	1,226,900	5,107,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 563.17						/Parcel: 578.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	3,715,000	262100	5.4	1,263,700	5,240,800	5,240,800	Create Final value 2019	6/4/2019
2018	101	FV	3,715,000	262100	6.85	1,272,400	5,249,500	5,249,500	Year End Roll	9/28/2017
2017	101	FV	3,678,400	262100	6.85	1,272,400	5,212,900	5,212,900	Year End Roll	9/29/2016
2016	101	FV	3,659,700	262100	6.85	1,238,800	5,160,600	5,160,600	Year End Roll	1/14/2016
2015	101	FV	3,629,500	262100	6.85	1,219,600	5,111,200	5,111,200	Year End	10/2/2014
2014	101	FV	3,571,600	262100	6.85	1,203,600	5,037,300	5,037,300	Year End Roll	1/23/2014
2013	101	FV	3,513,700	262100	6.85	1,171,600	4,947,400	4,947,400	Year End Roll	10/25/2012
2012	101	FV	2,755,800	262100	6.85	2,275,600	5,293,500	5,293,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLAUGHTER FRANK	47265-168		4/7/2006	MULTI-PARCEL	6400000	No	No			Sale included 80 2 21 and 80 2 3
SLAUGHTER FRANK	44452-192		1/10/2005	CONVENIENC	10	No	No			
LADJEVARDI, HAB	24896-260		9/30/1994	CHD>SALE	1425000	No	No			
GOLNAZ AMIN	24534-476		5/13/1994	FAMILY	0	No	No			
KEIVAN TOWFIGH,	13899-385		2/11/1980	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2007	3712	BARN	302,456	C	6/10/2008			build horse barn;c
4/19/2007	3654	BARN	5,000	C	6/10/2008			construct foundati
4/24/2002	2484	MANUAL	30,000	C	6/27/2003			fin base walls of
6/19/1997	1210	BARN	50,000	C	3/27/2000			3/27/00 100%
10/16/1996	1073-96	NEW HOME	1,600,000	C	3/27/2000			3/27/00 100%
9/27/1996	1055-96	DEMOLITI		C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/10/2008	PERMIT VISIT	100	
6/12/2007	MEAS+INSPCTD	100	
6/27/2003	MEAS/EXT INS	615	
3/27/2000	MEAS+INSPCTD	600	
7/14/1999	MEAS/EXT INS	600	
6/25/1998	MEAS+INSPCTD	600	
5/15/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	10 - ECLECTIC
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	2 - STEEL
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	E - EXCELLENT

GENERAL INFORMATION

Grade:	ZZ - SUPERB+
Year Blt:	2000
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

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:	1
Electric:	1 - EXTENSIVE
Insulation:	3 - EXTENSIVE
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	2
% Heated:	100
Solar HW:	NO
% Com Wal:	0

DEPRECIATION

Phys Cond:	GD - Good	7.4%
Functional:		
Economic:		
Special:		
Override:		
Total:		7.4%

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
91	HOME THEATRE	D	S	1		E	AV	1999	175,000.00	T	15	101			148,800			148,800
96	WHIRL PL	D	S	1		E	AV	1999	4,375.00	T	30	101			3,100			3,100
32	BARN/LFT	D	Y	1	1774	A	AV	2008	150.00	T	1.5	101			262,100			262,100

BATH FEATURES

Full Bath:	5	Rating:	EXCELLENT
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	EXCELLENT
A HBth:		Rating:	
OthrFix:	6	Rating:	EXCELLENT

OTHER FEATURES

Kits:	2	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	1	Rating:	EXCELLENT
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	0.82537687
Const Adj.:	1.05080390
Adj \$ / SQ:	69.385
Other Features:	247616
Grade Factor:	4.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	3743741
Depreciation:	277037
Depreciated Total:	3466704

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

COMMENTS

SUPERB VIEW OF SUDBURY RV "RIVERWALK".
12/2017 See 158 9 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 2												
Lvl 1												
Lower												
Totals	RM	12	BR	5	Baths:	5	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 12 5 1

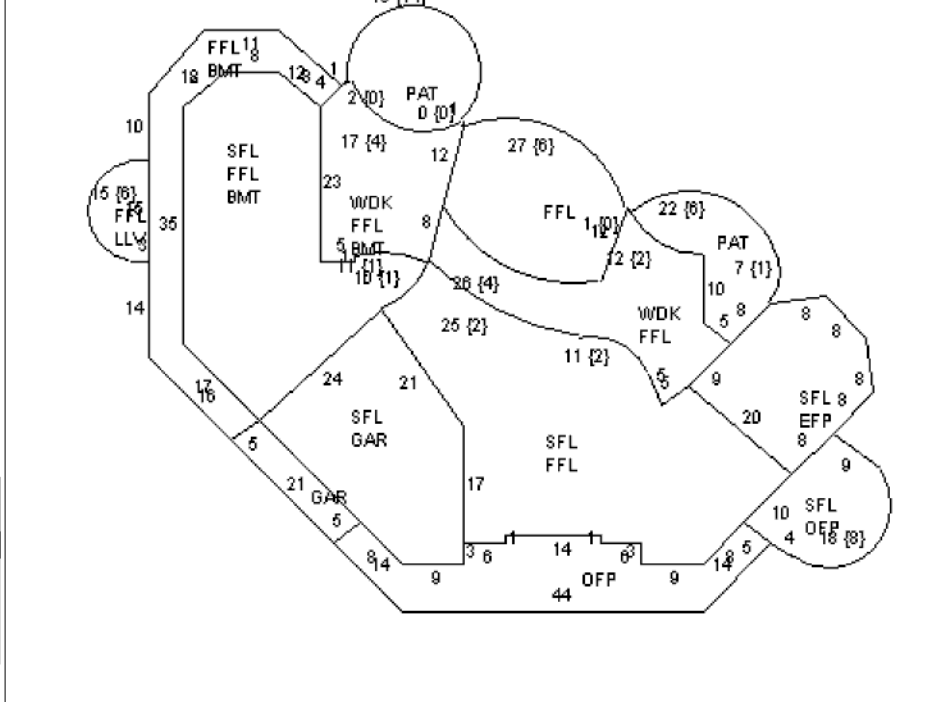
RES BREAKDOWN

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

PARCEL ID

Parcel ID	158 9 0
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,261	69.380	295,648	
SFL	2ND FLOOR	3,699	69.380	256,654	
BMT	BASEMENT	1,849	32.960	60,939	
WDK	WOOD DECK	865	15.900	13,751	
OFFP	OPEN PORCH	780	15.000	11,700	
GAR	GARAGE	749	36.000	26,964	
PAT	PATIO	543	7.000	3,801	
EFP	ENCL PORCH	416	36.000	14,976	
Net Sketched Area:		13,274	Total:	688,319	
Size Ad	7960	Gross Area	13274	FinArea	9069

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		60	

IMAGE

AssessPro Patriot Properties, Inc

