



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 89 | | SOUTH GREAT RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------------|
| Owner 1: | STORER TR JAMES A |
| Owner 2: | STORER TR SANDRA K ANDERSON |
| Owner 3: | 2014 STORER FAMILY TRUST |
| Street 1: | 89 SOUTH GREAT RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4701 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------------|
| Owner 1: | STORER - JAMES A |
| Owner 2: | STORER - SANDRA K ANDERSON |
| Street 1: | 89 SOUTH GREAT RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4701 |

NARRATIVE DESCRIPTION

This Parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 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 | 7. | 1.000 | R3 | | | | | | | | | 560,000 | | | | | | 560,000 | Distant water view |
| 101 | ONE FAM | | 1.163 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 34,890 | | | | | | 34,900 | |
| 101 | ONE FAM | | 0.12 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 720 | | | | | | 700 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 309,400 | 13,600 | 3.120 | 595,600 | 918,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 346.99 | | | | | | /Parcel: 346.99 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 288,900 | 13600 | 3.12 | 578,000 | 880,500 | 880,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 288,900 | 13600 | 3.12 | 578,000 | 880,500 | 880,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 288,900 | 13600 | 3.12 | 547,600 | 850,100 | 850,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 285,900 | 13600 | 3.12 | 532,400 | 831,900 | 831,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 274,200 | 13600 | 3.12 | 495,600 | 783,400 | 783,400 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 271,300 | 13600 | 3.12 | 447,600 | 732,500 | 732,500 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 248,500 | 13800 | 3.12 | 435,600 | 697,900 | 697,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 271,800 | 13800 | 3.12 | 475,600 | 761,200 | 761,200 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| STORER,JAMES A | 63727-20 | | 6/10/2014 | CONVENIENC | 99 | No | No | | | |
| KAY YEUELL | 16237-246 | | 6/21/1985 | | 320000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 4/19/2013 | 5381 | ROOF | 2,000 | C | | | | strip & re-roof dw |
| 2/28/2013 | 5333 | RENOVATI | 125,000 | C | 6/11/2013 | | | remodel bath & res |
| 1/5/2009 | 4110 | MANUAL | | C | | | | install wood burni |
| 12/18/1995 | 876-95 | SHED | 2,000 | C | 6/25/1996 | | | |
| 12/5/1994 | 642-94 | W/S FLUE | 25 | C | 8/18/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 6/11/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 12/2/2010 | MEAS+INSPCTD | 25 | D ERSKINE |
| 7/8/2006 | MEAS/EXT INS | 615 | |
| 4/18/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 20 - DECK HSE |
| Sty Ht: | 1 - 1 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 26 - WOOD |
| Sec Wall: | % |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 4 - TAR+GRAVEL |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | C+ - AVG. (+) | | |
| Year Blt: | 1965 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

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

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 28.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 28.2% |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | GARAGE | D | Y | 1 | 729 | A | AV | 1965 | 36.00 | T | 60 | 101 | | | 10,500 | | | 10,500 |
| 17 | CABIN | A | Y | 1 | 12X16 | A | AV | 1965 | 26.00 | T | 60 | 101 | | | 2,000 | | | 2,000 |
| 2 | SHED/FR | D | Y | 1 | 8X15 | A | AV | 1996 | 15.00 | T | 40 | 101 | | | 1,100 | | | 1,100 |

More: N Total Yard Items: 13,600 Total Special Features: Total: 13,600

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

CONDO INFORMATION

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

DEPRECIATION

| | |
|--------------------|------------|
| Basic \$ / SQ: | 85.00 |
| Size Adj.: | 1.16928720 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 101.377 |
| Other Features: | 65177 |
| Grade Factor: | 1.12 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 430906 |
| Depreciation: | 121515 |
| Depreciated Total: | 309390 |

CALC SUMMARY

| | | | | |
|-------------------|-----------|-------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 242000.0000 |
| Juris. Factor: | | Val/Su Fin: | 116.89 | |
| Special Features: | 0 | Val/Su Net: | 84.17 | |
| Final Total: | 309400 | Val/Su SzAd | 216.21 | |

PARCEL ID

| |
|---------|
| 159 9 0 |
|---------|

COMMENTS

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 | Bath | 2 | HB | | | | | |

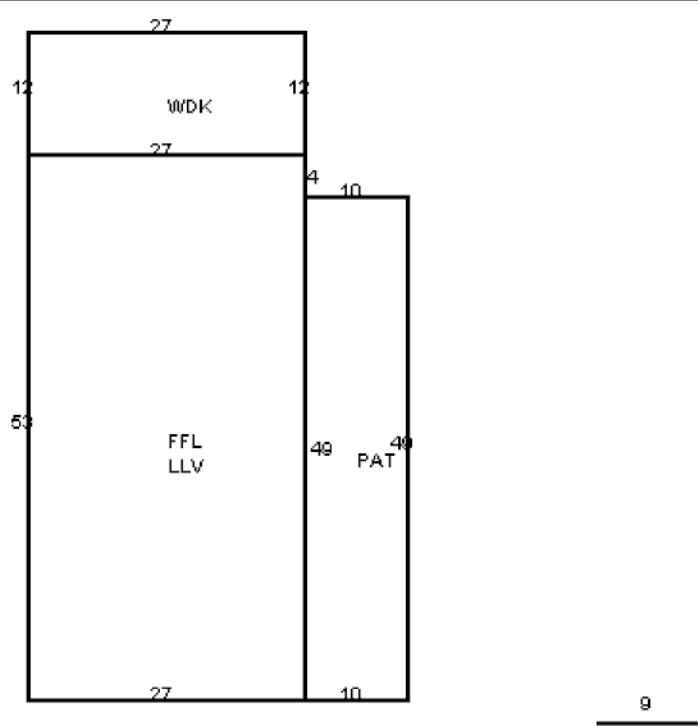
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,431 | 101.380 | 145,071 | |
| LLV | LOWR LEVEL | 1,431 | 115.320 | 165,018 | |
| PAT | PATIO | 490 | 7.000 | 3,430 | |
| WDK | WOOD DECK | 324 | 18.650 | 6,042 | |
| Net Sketched Area: | | 3,676 | Total: | 319,561 | |
| Size Ad | 1431 | Gross Area | 3676 | FinArea | 2647 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| LLV | 100 | FLA | 85 | A | 0 |

IMAGE

AssessPro Patriot Properties, Inc

