



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MEHTA JAI D
Owner 2:	GRAY CHERYL A
Owner 3:	
Street 1:	124 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

**PREVIOUS OWNER**

Owner 1:	HANIG TR - ROBERT L
Owner 2:	HANIG TR - MILADA
Street 1:	124 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

**NARRATIVE DESCRIPTION**

This Parcel contains 1.31 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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		57064		SQUARE FE	PRIME SITE		0	7.	1.281	R3									511,834						511,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	607,700	4,500	1.310	511,800	1,124,000		0
							GIS Ref
							GIS Ref
Total Card	607,700	4,500	1.310	511,800	1,124,000	Entered Lot Size	
Total Parcel	607,700	4,500	1.310	511,800	1,124,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		271.57	/Parcel:	271.57	Insp Date
						Land Unit Type:	11/29/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	576,600	4500	1.31	495,700	1,076,800	1,076,800	Create Final value 2019	6/4/2019
2018	101	FV	576,600	4500	1.31	495,700	1,076,800	1,076,800	Year End Roll	9/28/2017
2017	101	FV	567,500	4500	1.31	468,000	1,040,000	1,040,000	Year End Roll	9/29/2016
2016	101	FV	551,900	4500	1.31	454,100	1,010,500	1,010,500	Year End Roll	1/14/2016
2015	101	FV	428,600	4500	1.31	420,400	853,500	853,500	Year End	10/2/2014
2014	101	FV	412,500	4500	1.31	376,600	793,600	793,600	Year End Roll	1/23/2014
2013	101	FV	512,400	4500	1.31	365,600	882,500	882,500	Year End Roll	10/25/2012
2012	101	FV	512,400	4500	1.31	380,400	897,300	897,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HANIG TR,ROBERT	64149-433		8/28/2014		1192500	No	No			
HANIG ROBERT L,	47076-137		2/28/2006	FAMILY	100	No	No			
OLSHANSKY KENNE	28452-251		4/15/1998		538000	No	No			
KENNETH OLSHANS	19241-225		8/3/1988	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2007	3737	RENOVATI	40,000	C	6/17/2008			remove walls and c
5/9/2005	3174	RENO-ADD	300,000	C				gar w/mudrm ext ki
7/22/1998	1468	ROOF	5,000	C	3/31/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
6/17/2008	MEAS/EXT INS	100	
6/17/2006	MEAS+INSPCTD	615	
3/31/1999	MEAS/EXT INS	602	
4/12/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

### GENERAL INFORMATION

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

### GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	4	- CARPET	25%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	VG	- Very Good	17%
Functional:			
Economic:			
Special:			0.0%
Override:			
Total:			17%

### CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.98410070
Const Adj.:	1.01499999
Adj \$ / SQ:	91.895
Other Features:	93449
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	730366
Depreciation:	124162
Depreciated Total:	606204

### 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												
RMs:	10	BRs:	4	Baths:	3	HB						

### REMODELING

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

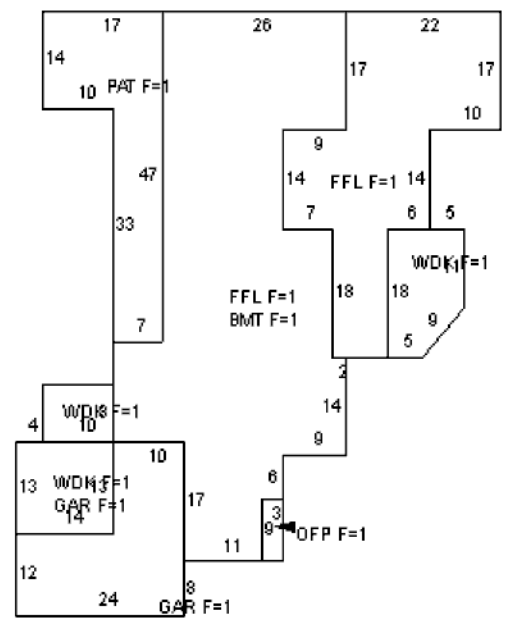
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	414600.0000
Juris. Factor:		Val/Su Fin:		146.82
Special Features:	1500	Val/Su Net:		103.90
Final Total:	607700	Val/Su SzAd:		237.10

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,563	91.900	235,528	
BMT	BASEMENT	1,751	53.990	94,534	
GAR	GARAGE	600	36.000	21,600	
PAT	PATIO	469	7.000	3,283	
WDK	WOOD DECK	439	17.500	7,681	
OFFP	OPEN PORCH	27	15.000	405	
Net Sketched Area:		5,849	Total:	363,031	
Size Ad	2563	Gross Area	5849	FinArea	4139

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	

### 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	15x21	A	AV	1938	36.00	T	60	101			4,500			4,500
96	WHIRL PL	D	S	1	1	A	AV	1998	2,500.00	T	40	101			1,500			1,500

### PARCEL ID

160 22 0

More:	N	Total Yard Items:	4,500	Total Special Features:	1,500	Total:	6,000
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IMAGE

AssessPro Patriot Properties, Inc

