



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
3		PEIRCE HILL RD, LINCOLN

**OWNERSHIP**

Owner 1:	URION DAVID K
Owner 2:	CHOATE DEBORAH
Owner 3:	
Street 1:	3 PEIRCE HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3201 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1875, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 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:				Topo		
D				Street	1	PAVED
s				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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	
101	ONE FAM		0.41		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,460						2,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	512,900	18,200	2.300	668,100	1,199,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 393.00						/Parcel: 393.00	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	478,600	18200	2.3	650,500	1,147,300	1,147,300	Create Final value 2019	6/4/2019
2018	101	FV	478,600	18200	2.3	650,500	1,147,300	1,147,300	Year End Roll	9/28/2017
2017	101	FV	469,200	18200	2.3	644,100	1,131,500	1,131,500	Year End Roll	9/29/2016
2016	101	FV	456,200	18200	2.3	625,700	1,100,100	1,100,100	Year End Roll	1/14/2016
2015	101	FV	429,400	18200	2.3	579,300	1,026,900	1,026,900	Year End	10/2/2014
2014	101	FV	410,400	18200	2.3	540,100	968,700	968,700	Year End Roll	1/23/2014
2013	101	FV	398,900	18200	2.3	524,100	941,200	941,200	Year End Roll	10/25/2012
2012	101	FV	320,200	18200	2.57	685,700	1,024,100	1,024,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NELSON, JEAN R.	20099-156		9/27/1989		695000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/5/2019	R-19-0008	MANUAL	6,000	C	5/7/2019			Repair rotted fasc
9/12/2011	4853	ROOF		C				strip & re-roof dw
2/9/2009	4123	ROOF		C				STRIP & RE-ROOF
2/9/2000	1877	RENOVATI	23,000	C	6/12/2000			kitchen 6/12/00

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	
9/28/1995	MEAS+INSPCTD	606	
11/6/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	1 - ANTIQUE
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	1875 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	2 - SOFTWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100 % AC:	0
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	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
32	BARN/LFT	D	Y	1	810	A	AV	1875	45.00	T	60	101			14,600		14,600
4	GARAGE/L	D	Y	1	324	A	AV	1875	28.00	T	60	101			3,600		3,600

More:  N Total Yard Items: 18,200 Total Special Features: Total: 18,200

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1 Rating:	GOOD
A Kits:		
Frpl:	4 Rating:	AVERAGE
WSFlue:		

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	26%
Functional:		
Economic:		
Special:		
Override:		
Total:		26%

**CALC SUMMARY**

Basic \$ / SQ:	102.00
Size Adj.:	0.91731733
Const Adj.:	1.00979996
Adj \$ / SQ:	94.483
Other Features:	60750
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	693101
Depreciation:	180206
Depreciated Total:	512895

**COMMENTS**

SARAH H PIERCE HSE.

**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:	1	HB	2

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1
	8
	4

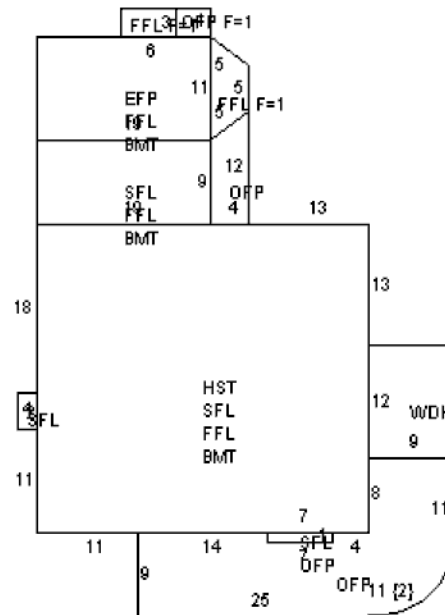
**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1072888.223
Juris. Factor:		Val/Su Fin:	168.11		
Special Features:	0	Val/Su Net:	87.07		
Final Total:	512900	Val/Su SzAd	143.03		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,618	94.480	152,874	
BMT	BASEMENT	1,568	23.620	37,037	
SFL	2ND FLOOR	1,374	94.480	129,820	
HST	HALF STORY	594	60.470	35,919	
OFFP	OPEN PORCH	420	15.000	6,300	
EFP	ENCL PORCH	209	36.000	7,524	
WDK	WOOD DECK	108	27.440	2,964	
Net Sketched Area:		5,891	Total:	372,438	
Size Ad	3586	Gross Area	6485	Fin Area	3051

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	90	A	0

**IMAGE**

