



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	SPINDLER JAMES W
Owner 2:	SPINDLER MARY G
Owner 3:	
Street 1:	66 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3301 Type:

PREVIOUS OWNER

Owner 1:	SPINDLER JAMES W -
Owner 2:	SPINDLER MARY G -
Street 1:	66 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3301

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1846, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									25,890						25,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	527,000	6,000	2.700	825,900	1,358,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 367.67						/Parcel: 367.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	528,500	6000	2.7	822,700	1,357,200	1,357,200	Create Final value 2019	6/4/2019
2018	101	FV	528,500	6000	2.7	822,700	1,357,200	1,357,200	Year End Roll	9/28/2017
2017	101	FV	500,700	6000	2.7	822,700	1,329,400	1,329,400	Year End Roll	9/29/2016
2016	101	FV	490,600	6000	2.7	770,700	1,267,300	1,267,300	Year End Roll	1/14/2016
2015	101	FV	460,800	6000	2.7	715,500	1,182,300	1,182,300	Year End	10/2/2014
2014	101	FV	425,900	6000	2.7	705,900	1,137,800	1,137,800	Year End Roll	1/23/2014
2013	101	FV	413,700	6000	2.7	685,900	1,105,600	1,105,600	Year End Roll	10/25/2012
2012	101	FV	413,700	6000	2.7	705,900	1,125,600	1,125,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPINDLER JAMES	39614-269		6/19/2003	CONVENIENC	99	No	No			
DEFORD, WILLIAM	12585-102		1/31/1974		124800	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/7/2003	2651	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	
11/8/1995	ENTRY DENIED	607	
8/10/1995	ABATE-INSPEC	600	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2H - 2H, (Liv) Units: 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:

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 4, Rating: AVERAGE

COMMENTS

EDWARDS-KIDDER HOUSE.

RESIDENTIAL GRID

Table with 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: 11 BRs: 4 Baths: 2 HB 1

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1846, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 2 - SOFTWOOD, Sec Floors: %, Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 34.%, Functional: %, Economic: %, Special: %, Override: , Total: 34%

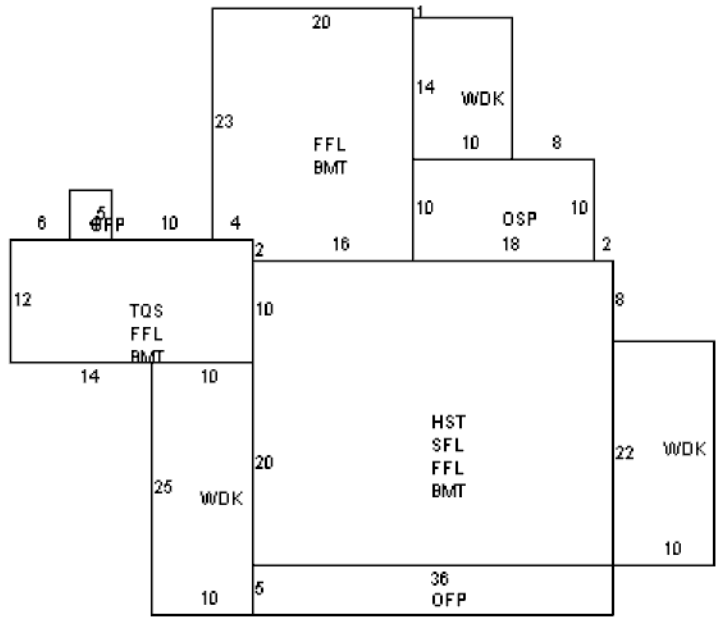
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 11 4 1, Totals 1 11 4

SKETCH



CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 102.00, Size Adj.: 0.91233766, Const Adj.: 0.99970198, Adj \$ / SQ: 93.031, Other Features: 52000, Grade Factor: 1.75, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 798470, Depreciation: 271480, Depreciated Total: 526990

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1339805.133, Juris. Factor, Val/Su Fin: 142.59, Special Features: 0, Val/Su Net: 80.51, Final Total: 527000, Val/Su SzAdj: 142.59

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,546, Total: 404,268

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID

164 1 0

IMAGE



AssessPro Patriot Properties, Inc

Summary table: More: N, Total Yard Items: 6,000, Total Special Features: , Total: 6,000