



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HUCKLEBERRY HL, LINCOLN

OWNERSHIP

Owner 1:	CONWAY SUSAN E		
Owner 2:			
Owner 3:			
Street 1:	40 HUCKLEBERRY HL		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3509	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56627.6		SQUARE FE	PRIME SITE		0	8.3	1.289	R4									605,803						605,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,157,300	700	1.300	605,800	1,763,800		
Total Card	1,157,300	700	1.300	605,800	1,763,800	Entered Lot Size	
Total Parcel	1,157,300	700	1.300	605,800	1,763,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		251.43	/Parcel:	251.43	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,150,200	700	1.3	589,700	1,740,600	1,740,600	Create Final value 2019	6/4/2019
2018	101	FV	1,150,200	700	1.3	589,700	1,740,600	1,740,600	Year End Roll	9/28/2017
2017	101	FV	1,026,900	700	1.3	583,900	1,611,500	1,611,500	Year End Roll	9/29/2016
2016	101	FV	1,001,900	700	1.3	567,100	1,569,700	1,569,700	Year End Roll	1/14/2016
2015	101	FV	962,300	700	1.3	524,800	1,487,800	1,487,800	Year End	10/2/2014
2014	101	FV	952,400	700	1.3	489,000	1,442,100	1,442,100	Year End Roll	1/23/2014
2013	101	FV	932,600	700	1.34	477,800	1,411,100	1,411,100	Year End Roll	10/25/2012
2012	101	FV	932,600	700	1.34	496,200	1,429,500	1,429,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYER, MARKLEY	24964-83		11/1/1994		687000	No	No			ALSO 88-15
JULIE M. BOYER	22092-551		6/3/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/19/2018	7006	ROOF	29,900	C				Strip & re-roof dw
6/9/2016	6464	WINDOWS	17,614	C				Replace 9 windows
4/23/2007	3664	RENO-ADD	300,000	C	6/15/2007			remo kit, repl win
11/1/2001	2387	RENOVATI	41,000	C	6/29/2002			master bath
11/22/1995	860-95	ROOF		C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
5/29/2008	MEAS+INSPCTD	100	
6/15/2007	MEAS/EXT INS	100	
6/29/2002	MEAS+INSPCTD	613	
10/7/1998	MEAS+INSPCTD	602	
1/30/1996	MEAS+INSPCTD	606	
7/25/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	7 - BRICK 25%
Roof Struct:	1 - GABLE
Roof Cover:	6 - WOODSHINGL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1956 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
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:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	4 - RADIANT HW
# 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				
2	SHED/FR	D	Y	1	6x16	A	AV	1956	15.00	T	70	101			400			400				
19	PATIO	D	Y	1	10x10	A	AV	1980	7.00	T	60	101			300			300				
More: N									Total Yard Items:	700								Total Special Features:				
									Total:	700												

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.3%

CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	0.85731053
Const Adj.:	1.03774619
Adj \$ / SQ:	72.953
Other Features:	111000
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1366408
Depreciation:	209060
Depreciated Total:	1157348

COMMENTS

INCLUDES 88 15 0. 5/17 EST REAR= ACCESS/DOG.

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: 13			BRs: 6		Baths: 4		HB: 2				

REMODELING

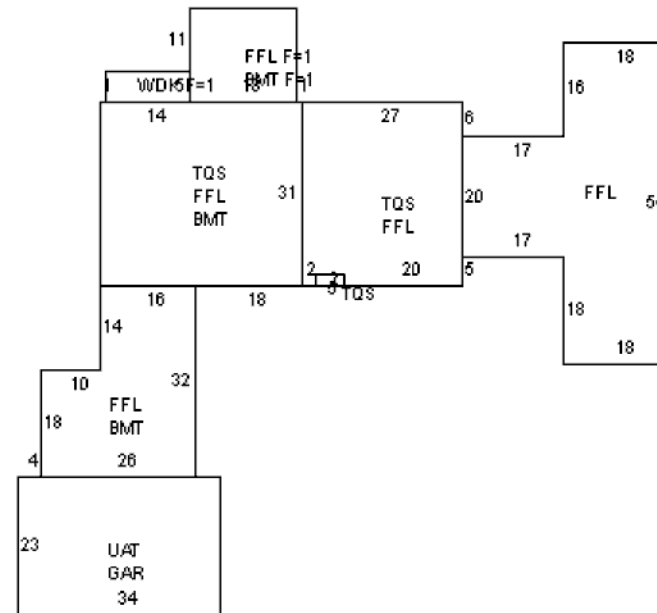
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	2
Totals			
1	13	6	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1585027.586
Juris. Factor:		Val/Su Fin:	164.98	
Special Features:	0	Val/Su Net:	134.65	
Final Total:	1157300	Val/Su SzAd	206.98	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,173	72.950	304,433	
BMT	BASEMENT	2,034	31.010	63,064	
TQS	3/4 STORY	1,418	72.950	103,466	
GAR	GARAGE	782	36.000	28,152	
UAT	UNF ATTIC	117	72.950	8,557	
WDK	WOOD DECK	70	34.610	2,423	
Net Sketched Area:		8,595	Total:	510,094	
Size Ad	5591.25	Gross Area	9732	FinArea	7015

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	0

IMAGE

AssessPro Patriot Properties, Inc