



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
82		WINTER ST, LINCOLN

**OWNERSHIP**

Owner 1:	CURREN TR SUSAN M
Owner 2:	CURREN TR THOMAS R
Owner 3:	THE SUSAN M CURRENT TRUST 2004
Street 1:	82 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3504 Type:

**PREVIOUS OWNER**

Owner 1:	CURREN THOMAS -
Owner 2:	CURREN SUSAN M -
Street 1:	82 WINTER ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3504

**NARRATIVE DESCRIPTION**

This Parcel contains 2.617 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 5 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.78		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									4,680						4,700	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	516,600	26,100	2.617	668,700	1,211,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 371.09						/Parcel: 371.09	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	489,700	26100	2.617	651,100	1,166,900	1,166,900	Create Final value 2019	6/4/2019
2018	101	FV	489,700	26100	2.617	651,100	1,166,900	1,166,900	Year End Roll	9/28/2017
2017	101	FV	481,000	26100	2.617	644,700	1,151,800	1,151,800	Year End Roll	9/29/2016
2016	101	FV	467,300	26100	2.617	626,300	1,119,700	1,119,700	Year End Roll	1/14/2016
2015	101	FV	454,600	26100	2.617	579,900	1,060,600	1,060,600	Year End	10/2/2014
2014	101	FV	420,600	26100	2.617	540,700	987,400	987,400	Year End Roll	1/23/2014
2013	101	FV	412,100	26100	2.617	524,700	962,900	962,900	Year End Roll	10/25/2012
2012	101	FV	412,100	26100	2.62	448,000	886,200	886,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURREN THOMAS,	54881-295		6/24/2010	FAMILY		0	No	No		
FLETCHER BETTY	20849-68		11/1/1990		300000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2005	3296	RENOVATI	22,000	C	7/25/2006			screen porch into
10/23/2002	2603	MANUAL	35,000	C	6/17/2003			rem bath, rep 2 wi
11/1/2001	2386	RENOVATI	15,000	C	7/6/2002			bathroom
5/24/1996	928-96	ADDITION	70,000	C	6/24/1997			
5/17/1994	462-94	MANUAL		C	8/30/1995			CH COOP

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/25/2006	PERMIT VISIT	100	
6/17/2003	MEAS/EXT INS	615	
7/6/2002	ENTRY DENIED	613	
10/28/1998	MEAS/EXT INS	602	
6/24/1997	MEAS/EXT INS	602	
1/25/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
21	STUDIO	D	Y	1	19x23	V	AV	1994	75.00	T	22.5	101			25,400			25,400
19	PATIO	D	Y	1	19x14	A	AV	1980	7.00	T	60	101			700			700

More: N

Total Yard Items: 26,100

Total Special Features:

Total: 26,100

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.95986360
Const Adj.:	1.00979996
Adj \$ / SQ:	89.173
Other Features:	74643
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	622412
Depreciation:	105810
Depreciated Total:	516602

**COMMENTS**

INCLUDES 88-11.01(.09AC). NEW SEPTIC 1995, 200AMP ELEC SERVICE 1996. BRIGGS-POLLARD CARRIAGE HOUSE.

**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:	7	BR:	5	Bath:	2	HB				

**REMODELING**

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	1996
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	5	1
<b>Totals</b>			
1	7	5	

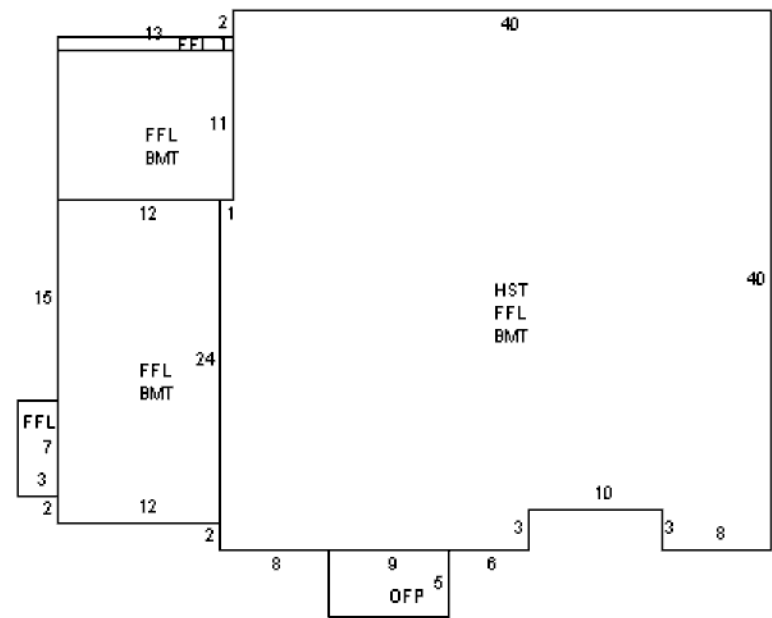
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 682400.0000
Juris. Factor:		Val/Su Fin:	158.27	
Special Features:	0	Val/Su Net:	104.77	
Final Total:	516600	Val/Su SzAd:	180.69	

**PARCEL ID**

165 13 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,061	89.170	183,785
BMT	BASEMENT	2,027	28.980	58,745
HST	HALF STORY	798	89.170	71,160
OFF	OPEN PORCH	45	15,000	675
<b>Net Sketched Area:</b>		4,931	<b>Total:</b>	314,365
Size Ad	2859	Gross Area	5729	FinArea 3264

**SUB AREA DETAIL**

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

**IMAGE**

AssessPro Patriot Properties, Inc

