



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
149		OLD COUNTY RD, LINCOLN

**OWNERSHIP**

Owner 1:	KUPERWASSER CHARLOTTE
Owner 2:	GUPTA PIYUSH
Owner 3:	
Street 1:	149 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	TERELL - TIMOTHY
Owner 2:	-
Street 1:	149 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.079 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1953, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.24245		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,274						7,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	477,300	5,000	2.079	671,300	1,153,600		0
							GIS Ref
							GIS Ref
Total Card	477,300	5,000	2.079	671,300	1,153,600	Entered Lot Size	
Total Parcel	477,300	5,000	2.079	671,300	1,153,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		445.91	/Parcel:	445.91	Insp Date
						Land Unit Type:	07/13/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	426,300	5000	2.079	653,700	1,085,000	1,085,000	Create Final value 2019	6/4/2019
2018	101	FV	426,300	5000	2.079	653,700	1,085,000	1,085,000	Year End Roll	9/28/2017
2017	101	FV	426,300	5000	2.079	647,300	1,078,600	1,078,600	Year End Roll	9/29/2016
2016	101	FV	413,800	5000	2.079	628,900	1,047,700	1,047,700	Year End Roll	1/14/2016
2015	101	FV	396,900	5000	2.079	582,500	984,400	984,400	Year End	10/2/2014
2014	101	FV	392,700	5000	2.079	543,300	941,000	941,000	Year End Roll	1/23/2014
2013	101	FV	384,200	5000	2.079	527,300	916,500	916,500	Year End Roll	10/25/2012
2012	101	FV	301,000	5000	2.079	447,300	753,300	753,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TERELL,TIMOTHY	64139-293		8/27/2014		1150000	No	No			
WOLF,JULIE A	57168-289		7/20/2011		1000000	No	No			
MCGARRY MICHAEL	55948-437		11/30/2010		850000	No	No			
BUCHOLTZ MELVYN	28938-587		8/6/1998		425000	No	No			
BUCHOLTZ MELVYN	21699-574		1/22/1992	CONVENIENC	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/18/2013	5604	WINDOWS	1,500	C				install 3 replacem
4/6/2011	4677	RENOVATI	25,000	C	7/13/2011			replace kitchen co
12/21/2010	4633	RENOVATI	75,000	C	7/13/2011			1st floor bth remo
8/24/2010	4550	WDK	2,000	C	7/13/2011			construct wood fra
10/10/2003	2789	ROOF		C				
7/3/2002	2532	MANUAL	500	C	6/18/2003			shed/playhouse
7/23/2001	2299	MANUAL		C	6/22/2002			relocate chicken c
12/8/1998	1596	FINISH B	10,000	C	6/26/2000			6/26/00 60%

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
10/5/2009	MEAS/EXT INS	25	D ERSKINE
6/18/2003	MEAS/EXT INS	615	
5/10/2003	MEAS/EXT INS	615	
6/22/2002	MEAS/EXT INS	613	
5/19/2001	MEAS/EXT INS	614	
6/26/2000	MEAS/EXT INS	611	
6/2/1999	M&L COMPLETE	602	
2/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1953
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
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:	1 - FORCED H/A
# 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
2	SHED/FR	D	Y	1	180	A	AV	2003	15.00	T	25	101			2,000			2,000
MN	SHED/PLAYHSE	D	Y	1	125	G	GD	2002		T	0	101						
22	WOOD DK	D	Y	1	10x20	A	AV	2002	21.38	T	30	101			3,000			3,000

**BATH FEATURES**

Full Bath:	2	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:		Rating:	
Frpl:	3	Rating:	GOOD
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.2%

**CALC SUMMARY**

Basic \$ / SQ:	85.00
Size Adj.:	1.16899443
Const Adj.:	1.00979996
Adj \$ / SQ:	100.338
Other Features:	70905
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	621536
Depreciation:	144196
Depreciated Total:	477340

**COMMENTS**

SUBDIVISION PLAN #413 1997; house to be removed when plan recorded; lot w/ existing dwelling is illegal under zoning bylaw

**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: 5		BRs: 2		Baths: 2		HB					

**REMODELING**

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

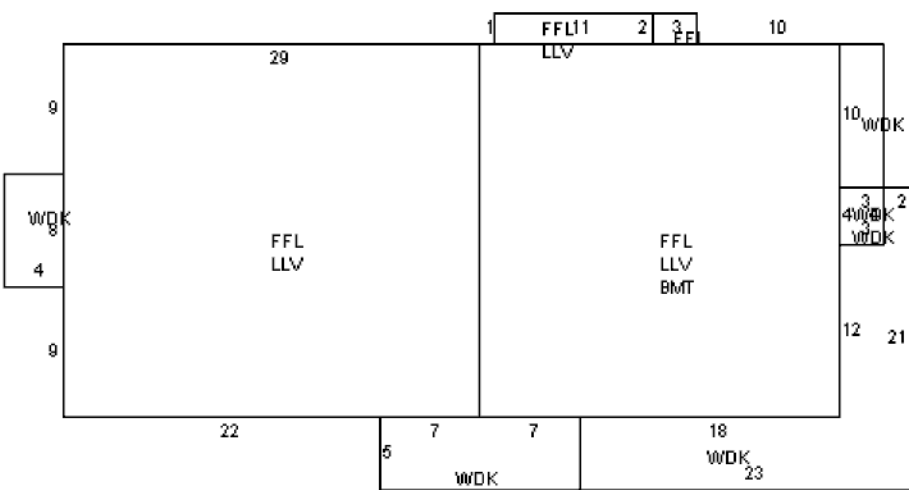
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 735610.4602
Juris. Factor:		Val/Su Fin:	184.50	
Special Features:	0	Val/Su Net:	128.86	
Final Total:	477300	Val/Su SzAd:	333.31	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,432	100.340	143,684
LLV	LOWR LEVEL	1,283	117.900	151,310
BMT	BASEMENT	650	25.080	16,305
WDK	WOOD DECK	339	18.450	6,256
Net Sketched Area:		3,704	Total:	317,555
Size Ad	1432	Gross Area	3847	FinArea 2587

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
LLV	90	FLA	90	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

