



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FAIRLESS BRUCE W
Owner 2:	RYAN CAROL
Owner 3:	
Street 1:	115 WINTER ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3501 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	8.3	1.259	R4									610,141						610,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	129,000	19,400	1.340	610,100	758,500
Total Card		129,000	19,400	1.340	610,100
Total Parcel		129,000	19,400	1.340	610,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 400.37		/Parcel: 400.37	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	131,500	19400	1.34	594,000	744,900	744,900	Create Final value 2019	6/4/2019
2018	101	FV	131,500	19400	1.34	594,000	744,900	744,900	Year End Roll	9/28/2017
2017	101	FV	125,300	19400	1.34	588,100	732,800	732,800	Year End Roll	9/29/2016
2016	101	FV	122,800	19400	1.34	571,200	713,400	713,400	Year End Roll	1/14/2016
2015	101	FV	117,800	19400	1.34	528,500	665,700	665,700	Year End	10/2/2014
2014	101	FV	116,600	19400	1.34	492,500	628,500	628,500	Year End Roll	1/23/2014
2013	101	FV	114,100	19400	1.34	477,800	611,300	611,300	Year End Roll	10/25/2012
2012	101	FV	145,200	19400	1.34	404,300	568,900	568,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUBOIS OLIVE S	23703-320		9/28/1993	OTHER	220000	No	No			ESTATE SALE

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/14/2010	4517	RENO-ADD	85,000	C	10/12/2010			demo kit;new addit
4/29/2008	3931	SHED	10,150	C	6/4/2009			pre-fab shed/studi
2/24/2004	2855	DEMOLITI		C				demo shed
12/21/2001	2420	MANUAL	12,000	C	7/6/2002			dormer

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/18/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2009	PERMIT VISIT	25	D ERSKINE
5/17/2005	MEAS/EXT INS	600	
7/6/2002	MEAS/EXT INS	613	
11/3/1998	MEAS+INSPCTD	602	
7/20/1995	INSPECTED	600	
6/28/1994	FIELDREV CHG	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	22 - CONV'NT NL		
Sty Ht:	1T - 1T		
(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:	C- - AVG. (-)		
Year Blt:	1900	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:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	5 - STEAM		
# 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
3	GARAGE	D	Y	1	20x20	F	AV	1900	32.40	T	60	101			5,200			5,200
21	STUDIO	D	Y	1	24x12	A	AV	2008	50.00	T	1.5	101			14,200			14,200

More: **N**

Total Yard Items: 19,400

Total Special Features:

Total: 19,400

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

### CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	1.06670618
Const Adj.:	0.99970198
Adj \$ / SQ:	92.776
Other Features:	35500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	195493
Depreciation:	66468
Depreciated Total:	129025

### COMMENTS


### 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:	6	BRs:	2	Baths:	1	HB	1				

### REMODELING

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

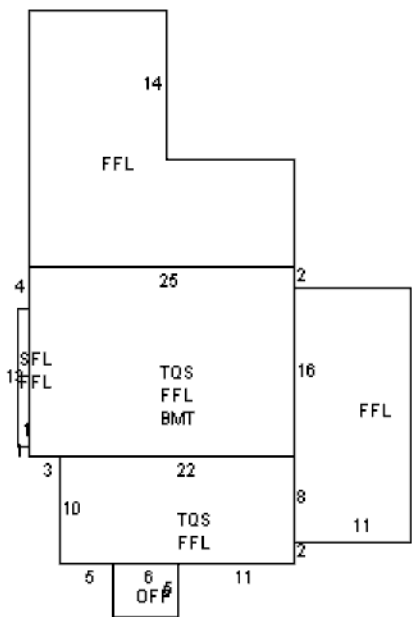
### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
510435.4969				
Juris. Factor:		Val/Su Fin:	68.07	
Special Features:	0		Val/Su Net:	54.32
Final Total:		129000	Val/Su SzAd	68.09

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,379	92.780	127,938	
TQS	3/4 STORY	503	92.780	46,620	
BMT	BASEMENT	450	23.190	10,437	
OPF	OPEN PORCH	30	15.000	450	
SFL	2ND FLOOR	13	92.780	1,206	
Net Sketched Area:		2,375	Total:	186,651	
Size Ad	1894.5	Gross Area	2542	FinArea	1895

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE

*AssessPro* Patriot Properties, Inc



### PARCEL ID

167 5 0