



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GLADSTONE STEPHEN R		
Owner 2:			
Owner 3:			
Street 1:	67 WINTER ST		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3502		Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.839 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80097		SQUARE FE	PRIME SITE		0	7.	0.999	R3									560,204						560,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	456,900		1.839	560,200	1,017,100
Total Card			1.839	560,200	1,017,100
Total Parcel			1.839	560,200	1,017,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.82	/Parcel: 351.82

Legal Description	User Acct
8/2010 See land division adding acreage to the back of this parcel. Jerodel Realty Trust Plan 413 of 2010.	
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
01/30/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	393,000	0	1.839	542,600	935,600	935,600	Create Final value 2019	6/4/2019
2018	101	FV	393,000	0	1.839	542,600	935,600	935,600	Year End Roll	9/28/2017
2017	101	FV	385,600	0	1.839	512,200	897,800	897,800	Year End Roll	9/29/2016
2016	101	FV	379,900	0	1.839	497,000	876,900	876,900	Year End Roll	1/14/2016
2015	101	FV	365,300	0	1.839	460,200	825,500	825,500	Year End	10/2/2014
2014	101	FV	361,600	0	1.839	412,100	773,700	773,700	Year End Roll	1/23/2014
2013	101	FV	354,300	0	1.839	400,100	754,400	754,400	Year End Roll	10/25/2012
2012	101	FV	365,500	0	1.839	440,200	805,700	805,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLADSTONE STEPH	54875-472		6/24/2010	FAMILY	99	No	No			DEED IS FOR 37,222 SQ FT ADDED TO
RANDO THOMAS J,	49384-598		5/1/2007		810000	No	No			
EAGLE REALTY TR	16377-12		8/22/1985	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2018	7075	RENO-GAR	80,000	O				Construct garage s
2/24/2011	4653	RENOVATI		C	6/26/2012			reno bmt space int
2/4/2010	4380	RENOVATI	16,000	C	6/26/2012			reno 2nd fl bath;n
1/6/2010	4368	RENOVATI	75,000	C	7/5/2011			reno bmt living sp
8/5/1996	1018-96	WDK	2,600	C	6/24/1997			
7/23/1996	1007-96	MANUAL	7,000	C	6/24/1997			A-G POOL

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/15/2019	INSPECTED	623	M Larson
1/30/2018	M&L COMPLETE	618	G BOURGAULT
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
7/5/2011	MEAS/EXT INS	25	D ERSKINE
7/23/2010	PERMIT VISIT	25	D ERSKINE
6/23/2007	MEAS/EXT INS	616	D MANZELLO
10/24/1998	MEAS/EXT INS	602	
10/24/1998	ENTRY DENIED	602	
6/24/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

### BATH FEATURES

Full Bath:	3	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:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### COMMENTS

BMT has Acc. Apt.

### 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: 3	Baths: 3	HB: 1

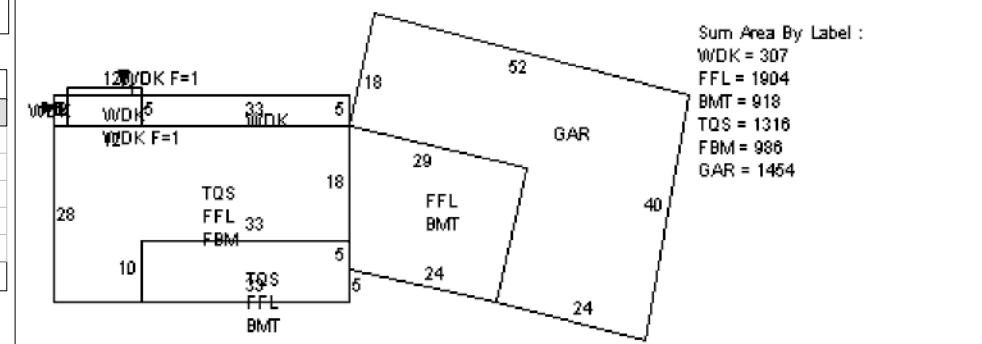
### REMODELING

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

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

### SKETCH



### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	1

### DEPRECIATION

Phys Cond:	AV - Average	20.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.5%

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

### CALC SUMMARY

Basic \$ / SQ:	82.00
Size Adj.:	0.95754063
Const Adj.:	1.00000000
Adj \$ / SQ:	78.518
Other Features:	72512
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	574715
Depreciation:	117817
Depreciated Total:	456898

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 777290.9448
Juris. Factor:		Val/Su Fin:	158.04	
Special Features:	0	Val/Su Net:	69.69	
Final Total:	456900	Val/Su SzAd:	158.04	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,904	78.520	149,499	
GAR	GARAGE	1,454	36.000	52,344	
TQS	3/4 STORY	987	78.520	77,498	
FBM	FIN BMT	986	35.330	34,839	
BMT	BASEMENT	918	19.630	18,020	
WDK	WOOD DECK	307	18.890	5,800	
Net Sketched Area:		6,556	Total:	338,000	
Size Ad	2891	Gross Area	6885	FinArea	2891

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### 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	

### PARCEL ID 165 18 0

### IMAGE



AssessPro Patriot Properties, Inc