



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	BILLINGS DESPENA FILLIOS
Owner 2:	
Owner 3:	
Street 1:	110 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

Owner 1:	BILLINGS - DESPENA
Owner 2:	BILLINGS - THOMAS P
Street 1:	110 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

NARRATIVE DESCRIPTION

This Parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1924, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.183		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									5,490						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	376,400	5,300	2.020	669,500	1,051,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 344.32						/Parcel: 344.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	301,300	5300	2.02	651,900	958,500	958,500	Create Final value 2019	6/4/2019
2018	101	FV	301,300	5300	2.02	651,900	958,500	958,500	Year End Roll	9/28/2017
2017	101	FV	292,800	4100	2.02	645,500	942,400	942,400	Year End Roll	9/29/2016
2016	101	FV	287,200	4100	2.02	627,100	918,400	918,400	Year End Roll	1/14/2016
2015	101	FV	284,400	4100	2.02	580,700	869,200	869,200	Year End	10/2/2014
2014	101	FV	264,600	4100	2.02	541,500	810,200	810,200	Year End Roll	1/23/2014
2013	101	FV	259,000	4100	2.02	525,500	788,600	788,600	Year End Roll	10/25/2012
2012	101	FV	264,600	4100	2.02	545,500	814,200	814,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BILLINGS,DESPEN	70716-157		3/9/2018	CONVENIENC	100	No	No			
HUTCHINSON JAME	15176-424		8/19/1983		170500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2018	7091	RENOVATI	26,000	C	9/7/2018			Repairs to sunroom
4/27/2018	7051	SIDING	12,000	C				Replace door, trim
9/28/2007	3779	ADDITION	32,000	C				+ art studio w/bat
11/1/2001	2382	ADDITION	65,000	C	6/29/2002			2 story
3/27/1997	1154-97	RENOVATI	30,000	C	6/28/1997			
8/3/1993	301	RENOVATI	10,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2018	PERMIT VISIT	622	K Cuoco
4/27/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS+INSPCTD	100	
12/2/2002	MEAS+INSPCTD	600	
6/29/2002	MEAS+INSPCTD	613	
6/28/1997	MEAS+INSPCTD	602	
3/28/1996	MEAS+INSPCTD	606	
1/31/1994	PERMIT VISIT	600	
12/20/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(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:	B-	- GOOD (-)	
Year Blt:	1924	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:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.94652802
Const Adj.:	1.00979996
Adj \$ / SQ:	89.846
Other Features:	68569
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	453505
Depreciation:	77096
Depreciated Total:	376409

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	19x20	A	AV	1924	36.00	M	70	101			4,100			4,100
2	SHED/FR	D	Y	1	8X12	A	FR	2017	15.00	T	20	101			1,200			1,200

More: N Total Yard Items: 5,300 Total Special Features: Total: 5,300

BATH FEATURES

Full Bath:	1	Rating:	GOOD
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:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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												
RM:	10	BR:	3	Baths:	1	HB:	1					

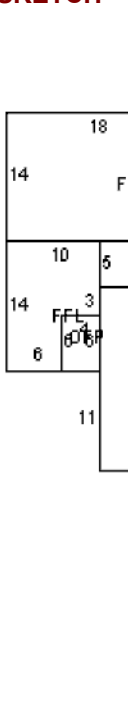
REMODELING RES BREAKDOWN

	No Unit	RMS	BRS	FL
Exterior:				
Interior:	1	10	3	2
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	10	3	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				889230.6748
Juris. Factor:				Val/Su Fin: 123.29
Special Features:	0			Val/Su Net: 98.23
Final Total:	376400			Val/Su SzAd: 123.29

SKETCH



Sum Area By Label :
 SFL = 1307
 FFL = 1746
 BMT = 720
 OFP = 59

SUB AREA SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	1,746	89.850	156,870						
SFL	2ND FLOOR	1,307	89.850	117,428						
BMT	BASEMENT	720	22.460	16,172						
OFP	OPEN PORCH	59	15.000	885						
Net Sketched Area:	3,832	Total:		291,355						
Size Ad	3053	Gross Area	3832	FinArea	3053					

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

162 8 0
