



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHULTZ MITCHELL D
Owner 2:	RATINER MARGARET CRIS
Owner 3:	
Street 1:	195 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4102 Type:

PREVIOUS OWNER

Owner 1:	GRINDLAY JONATHAN E -
Owner 2:	GRINDLAY SANDRA K -
Street 1:	195 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4102

NARRATIVE DESCRIPTION

This Parcel contains 1.836 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		79976		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									663,940						663,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,189,900		1.836	663,900	1,853,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			368.34		/Parcel:	368.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,199,500	0	1.836	646,300	1,845,800	1,845,800	Create Final value 2019	6/4/2019
2018	101	FV	1,199,500	0	1.836	646,300	1,845,800	1,845,800	Year End Roll	9/28/2017
2017	101	FV	1,116,500	0	1.836	639,900	1,756,400	1,756,400	Year End Roll	9/29/2016
2016	101	FV	1,090,000	0	1.836	621,500	1,711,500	1,711,500	Year End Roll	1/14/2016
2015	101	FV	1,080,900	0	1.836	575,100	1,656,000	1,656,000	Year End	10/2/2014
2014	101	FV	1,017,400	0	1.836	536,000	1,553,400	1,553,400	Year End Roll	1/23/2014
2013	101	FV	999,200	0	1.836	520,000	1,519,200	1,519,200	Year End Roll	10/25/2012
2012	101	FV	1,017,400	0	1.836	481,100	1,498,500	1,498,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRINDLAY JONATH	1353-40		5/2/2008	CHD>SALE	1450000	No	No			
LIPSEY STEVEN D	1048-34		8/26/1988		832000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2010	4497	MANUAL	3,000	C				repair 4 existing
3/5/2009	4130	RENOVATI	75,000	C	7/21/2010			kit remodel
9/18/2008	4048	RENOVATI	200,000	C	5/26/2009			2 bths into mst cl
6/19/2008	3971	FENCE		C				erect 4' high bla
8/13/1998	1494	ROOF	5,200	C	3/20/1999			new roof on front

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
2/26/2009	MEAS+INSPCTD	100	
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/20/1999	MEAS/EXT INS	602	
3/26/1996	MEAS+INSPCTD	606	
1/8/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2H	- 2H
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struc:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A+	- EXCELLENT	
Year Blt:	1905	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:	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	Parcel ID	Appr Value	JCod	JFact	Juris. Value
96	WHIRL PL	D	S	1		A	AV	1990	2,500.00	B	17	101			172 30 0	2,100			2,100

More:	N	Total Yard Items:		Total Special Features:	2,100	Total:	2,100
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

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:	94.00
Size Adj.:	0.90641296
Const Adj.:	1.00979996
Adj \$ / SQ:	86.038
Other Features:	101261
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1431029
Depreciation:	243275
Depreciated Total:	1187754

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:	11	BRS:	5	Baths:	3	HB:	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1992
Baths:	
Plumbing:	1990
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	3
Totals			
1	11	5	

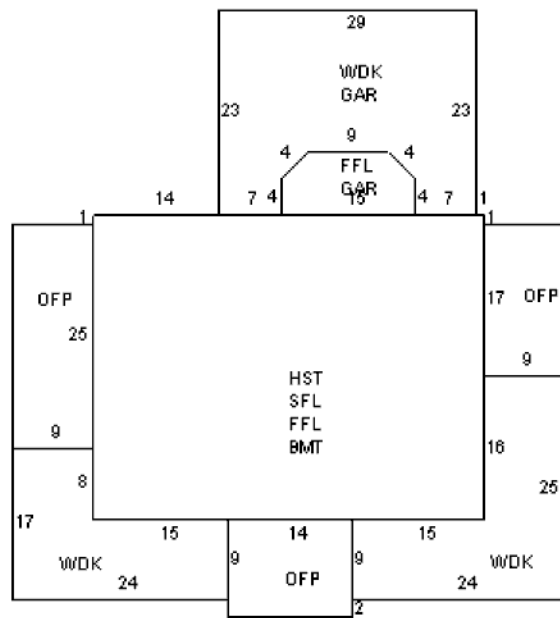
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1374099.389
Juris. Factor:		Val/Su Fin:	236.42		
Special Features:	2100	Val/Su Net:	153.54		
Final Total:	1189900	Val/Su SzAdj:	310.19		

PARCEL ID

172 30 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,592	86.040	136,972	
BMT	BASEMENT	1,496	38.720	57,921	
SFL	2ND FLOOR	1,496	86.040	128,713	
WDK	WOOD DECK	1,219	15.420	18,796	
HST	HALF STORY	748	86.040	64,356	
GAR	GARAGE	667	36.000	24,012	
OFF	OPEN PORCH	532	15.000	7,980	
Net Sketched Area:		7,750	Total:	438,750	
Size Ad	3836	Gross Area	8498	FinArea	5033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

IMAGE*AssessPro* Patriot Properties, Inc

JUL 26 2007