



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 34 | | WINDINGWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ODGEN WAYNE R |
| Owner 2: | ODGEN ELIZABETH A |
| Owner 3: | |
| Street 1: | 34 WINDINGWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4912 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | SUTHERLAND - ROBERT L |
| Owner 2: | MEENAN - MARION M |
| Street 1: | 34 WINDINGWOOD LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4912 |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 | | | | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0.0000 | LR | 1.00 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 541,600 | 8,900 | 0.000 | | 550,500 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 214.67 | | | | | | /Parcel: 214.67 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 102 | FV | 518,400 | 8900 | . | | 527,300 | 527,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 518,400 | 8900 | . | | 527,300 | 527,300 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 513,700 | 8900 | . | | 522,600 | 522,600 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 513,700 | 8900 | . | | 522,600 | 522,600 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 490,300 | 8900 | . | | 499,200 | 499,200 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 453,000 | 8900 | . | | 461,900 | 461,900 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 427,000 | 8900 | . | | 435,900 | 435,900 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 427,000 | 8900 | . | | 435,900 | 435,900 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| SUTHERLAND,ROBE | 69798-140 | | 8/18/2017 | | 651000 | No | No | | | |
| RITSHER JOHN | 21611-396 | | 12/17/1991 | | 284000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 4/26/2019 | R-19-0036 | KITCHEN | 54,996 | O | | | | Kitchen remodel |
| 6/15/2015 | 6119 | RENOVATI | 3,400 | C | | | | Install privacy sc |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 3/3/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/20/2004 | M&L COMPLETE | 615 | |
| 12/16/1996 | ABATE-INSPEC | 600 | |
| 5/2/1996 | MEAS+INSPCTD | 606 | |
| 6/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

| | | |
|---------------|---|--------------|
| Type: | 7 | - CONDO-GRDN |
| Sty Ht: | 1 | - 1 |
| (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: | A | - AVERAGE |

GENERAL INFORMATION

| | | |
|---------------|------|-------------|
| Grade: | B- | - GOOD (-) |
| Year Blt: | 1979 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdict: | | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

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: | | |

| | | |
|-------------|-----|-----------------|
| Electric: | 3 | - TYPICAL |
| Insulation: | 2 | - TYPICAL |
| Int vs Ext: | S | |
| Heat Fuel: | 3 | - ELECTRIC |
| Heat Type: | 15 | - HEAT PUMP |
| # 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 | | |
|--------------------------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|--------------------------------|-----|------|-------|------------|------|-------|--------------|-------|--|
| 04 | CONDO-GAR | D | Y | 1 | | A | AV | 1979 | 10,000.00 | T | 11 | 102 | | | 8,900 | | | 8,900 | | |
| More: N | | | | | | | | | | | | | | | | | | | | |
| Total Yard Items: | | | | | | | | | 8,900 | | Total Special Features: | | | | | | | Total: | 8,900 | |

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | FAIR |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | | |
|--------------|-------------|----------------|
| Location: | I | - INTERIOR |
| Total Units: | | |
| Floor: | 1 | - 1ST FLOOR |
| % Own: | 6.877799988 | |
| Name: | 4 | - LINCOLN RIDG |

DEPRECIATION

| | | | |
|---------------|----|--------|------|
| Phys Cond: | GD | - Good | 7.7% |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | | 7.7% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 170.00 |
| Size Adj.: | 1.12434208 |
| Const Adj.: | 0.94999999 |
| Adj \$ / SQ: | 181.581 |
| Other Features: | 36098 |
| Grade Factor: | 1.26 |
| Neighborhood Inf: | 1.12000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 586746 |
| Depreciation: | 45179 |
| Depreciated Total: | 541566 |

COMMENTS

"A" style unit.

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 | | | | | |

REMODELING

| | | |
|---------------|---|---|
| Exterior: | | |
| Interior: | | |
| Additions: | | |
| Kitchen: | | |
| Baths: | | |
| Plumbing: | | |
| Electric: | | |
| Heating: | | |
| General: | | |
| Totals | | |
| 1 | 7 | 3 |

RES BREAKDOWN

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

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|---------------------|
| WtAv\$/SQ: | | AvRate: | | Ind.Val 520100.0000 |
| Juris. Factor: | | Val/Su Fin: | 211.23 | |
| Special Features: | 0 | Val/Su Net: | 165.53 | |
| Final Total: | 541600 | Val/Su SzAd: | 356.32 | |

PARCEL ID

158 5 0 2 34

SKETCH

UnSketched SubAreas:
FFL: 1520,
BMT: 1492,
WDK: 260,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---------------------------|-------------|------------|---------------|--------------|
| FFL | 1ST FLOOR | 1,520 | 181.580 | 276,004 |
| BMT | BASEMENT | 1,492 | 66.050 | 98,547 |
| WDK | WOOD DECK | 260 | 19.730 | 5,130 |
| Net Sketched Area: | | 3,272 | Total: | 379,680 |
| Size Ad | 1520 | Gross Area | 3272 | FinArea 2564 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 70 | A | 0 |

IMAGE

AssessPro Patriot Properties, Inc

