



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		PAGE RD, LINCOLN

OWNERSHIP

Owner 1:	KOLOWICH MICHAEL E
Owner 2:	LYNDE KIRSTIN GAIL
Owner 3:	
Street 1:	83 PAGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 7.367 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily COMP CLAP Exterior and METAL Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	232,100		0.000		232,100	3720
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 257.03						/Parcel: 376.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 6	Total:	Spl Credit	Total:
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**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:		
(Liv) Units:		Total: 0
Foundation:	6 - SLAB	
Frame:	1 - WOOD	
Prime Wall:	20 - COMP CLAP	
Sec Wall:	16 - STONE VE	20%
Roof Struct:	1 - GABLE	
Roof Cover:	9 - METAL	
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A	- VERY GOOD
Year Blt:	2013	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:		
Prim Int Wal:	1 - DRYWALL	
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:		
Heat Fuel:	3 - ELECTRIC	
Heat Type:	13 - RADIANT EL	
# Heat Sys:		
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled

**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	
More:		N																	
Total Yard Items:																			
Total Special Features:																			
Total:																			

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	- Average	0.0%
Functional:			%
Economic:			%
Special:	NC	- NEWCON	30.0%
Override:			%
Total:			30%

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	1.41445184
Const Adj.:	0.99105978
Adj \$ / SQ:	128.966
Other Features:	32066
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	331616
Depreciation:	99485
Depreciated Total:	232131

**COMMENTS**

SEE WETLANDS MAP.

**RESIDENTIAL GRID**

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs:	BRs:
	Baths:	1
	HB	

**REMODELING**

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

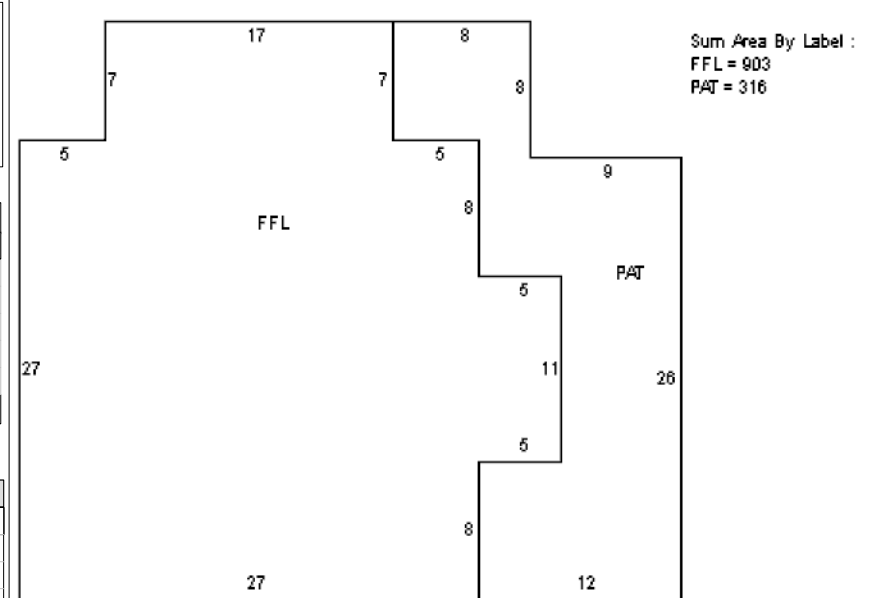
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	257.03	
Special Features:	0	Val/Su Net:	190.40	
Final Total:	232100	Val/Su SzAd:	257.03	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	903	128.970	116,456
PAT	PATIO	316	7.000	2,212
Net Sketched Area:		1,219	Total:	118,668
Size Ad	903 Gross Area	1219	FinArea	903

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

