



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BOYCE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	ALTMAN JULIA G
Owner 2:	ALTMAN SYLVIA I
Owner 3:	
Street 1:	5 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HARVEY FRANK L -
Owner 2:	HARVEY ADELE P -
Street 1:	6254 WILLOWGATE LANE
Twn/City:	DALLAS
St/Prov:	TX Cntry
Postal:	75230

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 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:						
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									3,690						3,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	510,000	600	1.960	563,700	1,074,300	2718	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 259.87						/Parcel: 259.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	502,200	600	1.96	563,700	1,066,500	1,066,500	Year End Roll	9/26/2019
2019	101	FV	494,300	600	1.96	546,100	1,041,000	1,041,000	Create Final value 2019	6/4/2019
2018	101	FV	494,300	600	1.96	546,100	1,041,000	1,041,000	Year End Roll	9/28/2017
2017	101	FV	486,500	600	1.96	515,700	1,002,800	1,002,800	Year End Roll	9/29/2016
2016	101	FV	482,600	600	1.96	500,500	983,700	983,700	Year End Roll	1/14/2016
2015	101	FV	470,900	600	1.96	463,700	935,200	935,200	Year End	10/2/2014
2014	101	FV	439,700	600	1.96	415,700	856,000	856,000	Year End Roll	1/23/2014
2013	101	FV	431,900	600	1.96	403,700	836,200	836,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARVEY FRANK L,	1221-195		5/18/2000		640000	No	No			
FLEMING WILLIAM	905-25		6/2/1978		163500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/16/2011	4826	RENOVATI	55,630	C	6/7/2012			repair & replace d
11/4/2010	4599	MANUAL	16,800	C	7/6/2011			underpin approxima
11/24/2004	3092	RENOVATI	25,000	C	6/4/2005			garage to living s
6/6/2000	1997	RENOVATI	35,000	C	7/6/2001			REMODEL KITCHEN AN
6/6/2000	1995	ROOF		C	7/6/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2012	MEAS/EXT INS	25	D ERSKINE
7/6/2011	MEAS/EXT INS	25	D ERSKINE
11/13/2008	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPECTD	615	
7/6/2001	MEAS/EXT INS	613	
10/30/1995	MEAS+INSPECTD	607	
11/8/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type (9 - CONTEMPORARY), Sty Ht (1 - 1), (Liv) Units (1), Foundation (6 - SLAB), Frame (1 - WOOD), Prime Wall (26 - WOOD), Sec Wall, Roof Struct (1 - GABLE), Roof Cover (4 - TAR+GRAVEL), Color, View / Desir.

GENERAL INFORMATION

Table with general info: Grade (B- - GOOD (-)), Year Blt (1965), Eff Yr Blt, Alt LUC, Jurisdict, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL (STD), Prim Int Wal (1 - DRYWALL), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (4 - CARPET), Sec Floors (3 - HARDWOOD, 40%), 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 (50), Solar HW (NO), Central Vac (NO), % Com Wal (0), % Sprinkled (0).

SPEC FEATURES/YARD ITEMS

Table with spec features: Code, Description (SHED/FR), A, Y/S, Qty, Size/Dim (1 128), Qual (A), Con (AV), Year (1965), Unit Price (15.00), D/S (T), Dep (70), LUC (101), Fact, NB Fa, Appr Value (600), JCod, JFact, Juris. Value (600).

Large empty table for additional spec features and yard items.

Summary row: More: N, Total Yard Items: 600, Total Special Features: 600, Total: 600.

BATH FEATURES

Table with bath features: Full Bath (3), Rating (GOOD), A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix (1), Rating (AVERAGE).

OTHER FEATURES

Table with other features: Kits (2), Rating (GOOD), A Kits, Rating, Frpl (2), Rating (AVERAGE), WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

DEPRECIATION

Table with depreciation: Phys Cond (VG - Very Good, 13.0%), Functional, Economic, Special, Override, Total (13.8%).

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ (94.00), Size Adj (0.89513791), Const Adj (0.97776002), Adj \$ / SQ (82.272), Other Features (92223), Grade Factor (1.26), Neighborhood Inf (1.0000000), LUC Factor (1.00), Adj Total (591684), Depreciation (81652), Depreciated Total (510031).

COMMENTS

FFL ANGLED AT GAR .

RESIDENTIAL GRID

Table with 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: 12, BRs: 5, Baths: 3, HB).

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals (1, 12, 5, 1).

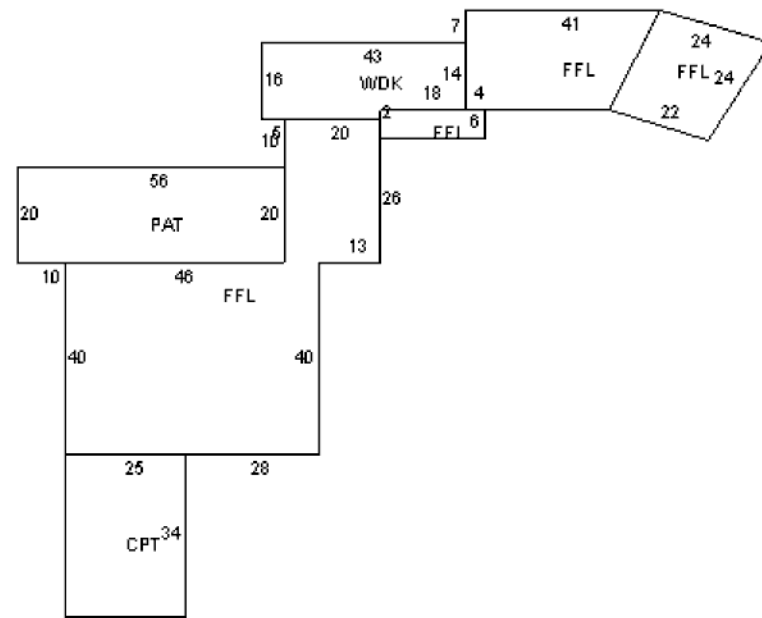
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (910906.0241), Juris. Factor, Val/Su Fin (123.37), Special Features (0), Val/Su Net (75.49), Final Total (510000), Val/Su SzAd (123.37).

PARCEL ID

179 26 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (6,756), Total (377,367), Size Ad (4134), Gross Area (6756), FinArea (4134).

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

