



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BLACKBURNIAN RD, LINCOLN

OWNERSHIP

Owner 1:	JOSEPH THOMAS
Owner 2:	JOSEPH LEELAMMA
Owner 3:	
Street 1:	34 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4316 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.73 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Influ	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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		1.893		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									11,358						11,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	672,700	800	3.730	511,400	1,184,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 352.56						/Parcel: 352.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	667,400	800	3.73	519,400	1,187,600	1,187,600	Year End Roll	9/26/2019
2019	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Create Final value 2019	6/4/2019
2018	101	FV	607,800	800	3.73	502,600	1,111,200	1,111,200	Year End Roll	9/28/2017
2017	101	FV	587,500	0	3.73	488,200	1,075,700	1,075,700	Year End Roll	9/29/2016
2016	101	FV	566,000	0	3.73	488,200	1,054,200	1,054,200	Year End Roll	1/14/2016
2015	101	FV	561,100	0	3.73	415,400	976,500	976,500	Year End	10/2/2014
2014	101	FV	526,200	0	3.73	373,800	900,000	900,000	Year End Roll	1/23/2014
2013	101	FV	516,300	0	3.73	363,400	879,700	879,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARBLER SPRING	23274-560		6/7/1993	CONVENIENC	177500	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2006	3422	RENOVATI	13,000	C				Convert deck into
10/2/1993	366	FINISH		C	1/4/1994			
6/3/1993	254	NEW HOME	224,000	C	1/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
1/29/1997	ABATE-INSPEC	600	
12/15/1995	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
8/20/1995	ABATE-INSPEC	600	
1/4/1994	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	10	- PROPANE	
Heat Type:	3	- FORCED H/W	
# 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
19	PATIO		D	Y	1	9X15	A	AV	2017	7.00	T	15	101		800			800

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	GD	- Good	10.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			10.4%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.93820578
Const Adj.:	1.03275001
Adj \$ / SQ:	92.049
Other Features:	85426
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	750809
Depreciation:	78084
Depreciated Total:	672725

COMMENTS

CONTAINS PART-LOT 16.13 .

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:s	11	BR:s	4
	Bath:s	3	HB	1

REMODELING

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

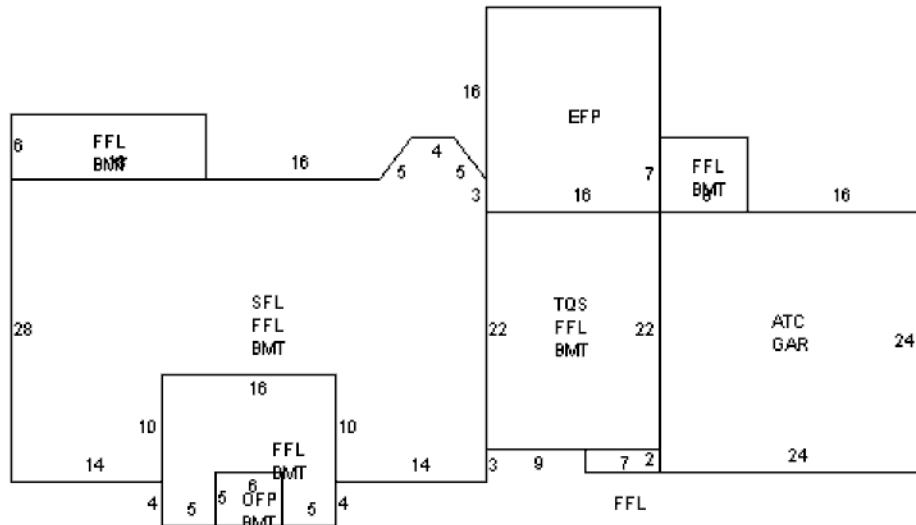
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	1
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	1118362.475	
Juris. Factor:	Val/Su Fin:	200.15		
Special Features:	0	Val/Su Net:	110.08	
Final Total:	672700	Val/Su SzAd:	211.01	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,840	23.010	42,342
FFL	1ST FLOOR	1,824	92.050	167,897
SFL	2ND FLOOR	1,100	92.050	101,253
GAR	GARAGE	576	36.000	20,736
EFP	ENCL PORCH	304	36.000	10,944
TQS	3/4 STORY	264	92.050	24,301
ATC	ATTIC	173	92.050	15,906
OFF	OPEN PORCH	30	15.000	450
Net Sketched Area:		6,111	Total:	383,829
Size Ad	3188	Gross Area	6602	FinArea 3361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

