

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 46 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BARKAS MARY ANN |
| Owner 2: | GREGORY JAY S |
| Owner 3: | GREGORY PATRICIA L |
| Street 1: | 46 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1202 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | BARKAS MARY ANN - |
| Owner 2: | - |
| Street 1: | 46 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1202 |

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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 | | 41381.6 | | SQUARE FE | PRIME SITE | | 0 | 6.25 | 1.653 | R2 | | | | | | | | | 427,591 | | | | | | 427,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 101 | 568,400 | | 0.950 | 427,600 | 996,000 | |
| Total Card | | | | | | Entered Lot Size |
| Total Parcel | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: 223.72 | | | | | | /Parcel: 223.72 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 509,600 | 0 | .95 | 434,400 | 944,000 | 944,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 485,400 | 0 | .95 | 420,100 | 905,500 | 905,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 485,400 | 0 | .95 | 420,100 | 905,500 | 905,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 476,500 | 0 | .95 | 407,800 | 884,300 | 884,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 469,600 | 0 | .95 | 407,800 | 877,400 | 877,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 452,100 | 0 | .95 | 345,500 | 797,600 | 797,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 468,000 | 0 | .95 | 309,900 | 777,900 | 777,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 458,700 | 0 | .89 | 297,600 | 756,300 | 756,300 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------------|
| BARKAS MARY ANN | 45270-351 | | 5/27/2005 | CONVENIENC | 99 | No | No | | | LIFE ESTATE |
| BARKAS MARY ANN | 45270-349 | | 5/27/2005 | CONVENIENC | 99 | No | No | | | |
| BARKAS MARY ANN | 36861-93 | | 10/29/2002 | CONVENIENC | 1 | No | No | | | |
| MRAKOVICH, VINC | 10915-177 | | 8/1/1965 | | 34000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 2/28/2006 | 3366 | ADDITION | 300,000 | C | 6/29/2006 | | | +great room over g |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 10/8/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/10/2007 | MEAS+INSPCTD | 100 | |
| 6/29/2006 | MEAS+INSPCTD | 50 | |
| 1/16/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.94999 | Total SF/SM: | 41381.56 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 427,591 | SpI Credit | Total: | 427,600 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

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

COMMENTS

PDAS LLV- 3 RMS AND FULL BATH GAR BUILT INTO GROUNDORIGINAL BATH AND KITCHEN; In-Law Suite.

RESIDENTIAL GRID

Table with residential grid details: 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: 10 BRs: 3 Baths: 4 HB 1

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: 1, Rating: AVERAGE, Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: , % Own: , Name:

GENERAL INFORMATION

Table with general information: Grade: B - GOOD, Year Blt: 1966, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 6 - CERAMIC T, 20%, Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 19.%, Functional: , Economic: , Special: , Override: , Total: 19.6%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 95.00, Size Adj.: 0.93518519, Const Adj.: 1.02399993, Adj \$ / SQ: 90.975, Other Features: 116058, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 706996, Depreciation: 138571, Depreciated Total: 568425

REMODELING

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

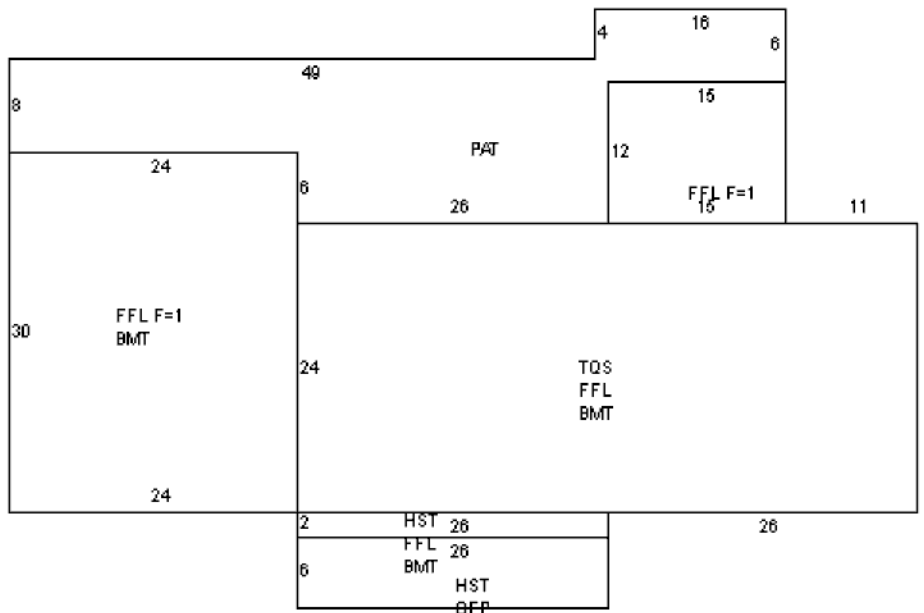
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 10, 3

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 165400.0000, Juris. Factor, Val/Su Fin: 127.67, Special Features: 0, Val/Su Net: 93.70, Final Total: 568400, Val/Su SzAd: 175.43

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,066, Total: 388,938, Size Ad: 3240, Gross Area: 6482, FinArea: 4452

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 FLA 60 A 0

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 111 17 0

IMAGE

AssessPro Patriot Properties, Inc



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