



PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		AUTUMN LN, LINCOLN

OWNERSHIP

Owner 1:	BUITRAGO ERI ANNE-MARIE
Owner 2:	BUITRAGO CARLOS RAFAEL
Owner 3:	
Street 1:	79 AUTUMN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2403 Type:

PREVIOUS OWNER

Owner 1:	MOZZI - ROBERT L
Owner 2:	MOZZI - RUTH M
Street 1:	79 AUTUMN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2403

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	256,700		2.170	570,000	826,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 352.33						/Parcel: 352.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,200	0	2.17	570,000	803,200	803,200	Year End Roll	9/26/2019
2019	101	FV	216,800	0	2.17	552,400	769,200	769,200	Create Final value 2019	6/4/2019
2018	101	FV	216,800	0	2.17	552,400	769,200	769,200	Year End Roll	9/28/2017
2017	101	FV	216,800	0	2.17	522,000	738,800	738,800	Year End Roll	9/29/2016
2016	101	FV	214,400	0	2.17	506,800	721,200	721,200	Year End Roll	1/14/2016
2015	101	FV	205,000	0	2.17	470,000	675,000	675,000	Year End	10/2/2014
2014	101	FV	202,700	0	2.17	422,000	624,700	624,700	Year End Roll	1/23/2014
2013	101	FV	198,000	0	2.17	410,000	608,000	608,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOZZI,ROBERT L	70157-452		10/31/2017		705000	No	No			
LANE'S END REAL	12146-477		1/21/1972		23000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/15/2015	6307	ROOF	12,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS+INSPCTD	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
3/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20	-	DECK HSE
Sty Ht:	1	-	1
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	26	-	WOOD
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

SETBACK ABOVE ST

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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	6	BR	4	Bath	2	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL	50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	25.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.8%

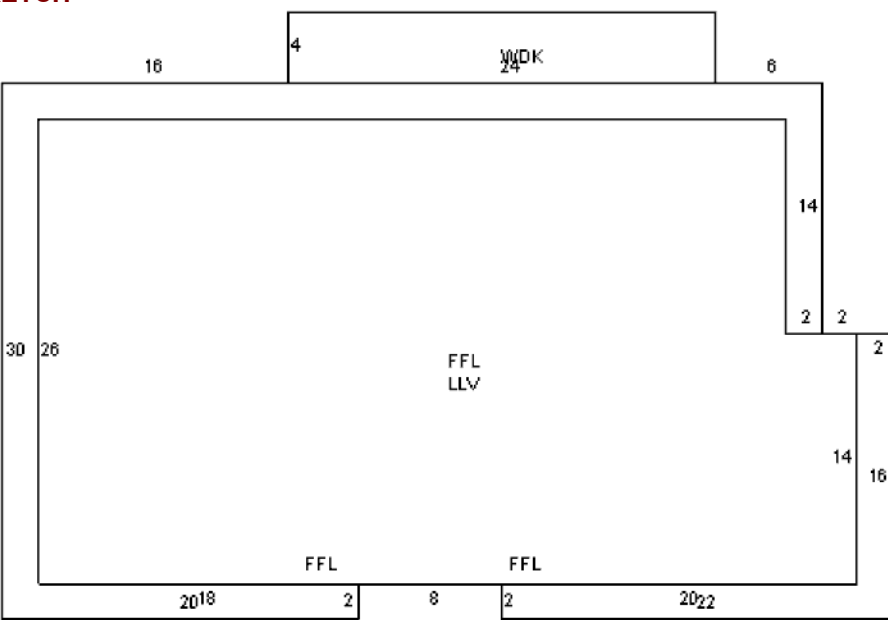
CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.17016804
Const Adj.:	1.00500000
Adj \$ / SQ:	111.722
Other Features:	42500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	345914
Depreciation:	89246
Depreciated Total:	256668

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	660257.1142
Juris. Factor:		Val/Su Fin:		109.42
Special Features:	0	Val/Su Net:		96.07
Final Total:	256700	Val/Su SzAd:		179.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,428	111.720	159,539	
LLV	LOWR LEVEL	1,148	122.890	141,082	
WDK	WOOD DECK	96	29.090	2,793	
Net Sketched Area:		2,672	Total:	303,414	
Size Ad	1428	Gross Area	2672	FinArea	2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	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	

PARCEL ID

122 24 0

IMAGE



AssessPro Patriot Properties, Inc