



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMSON MARY ALICE
Owner 2:	
Owner 3:	
Street 1:	21 BLACKBURNIAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL JR - THOMAS C
Owner 2:	DRISCOLL - ELENA M
Street 1:	21 BLACKBURNIAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,046,700	22,400	1.840	768,100	1,837,200	2561	0				
							GIS Ref				
							GIS Ref				
Total Card					1,046,700	22,400	1.840	768,100	1,837,200	Entered Lot Size	
Total Parcel					1,046,700	22,400	1.840	768,100	1,837,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			246.93	/Parcel:	246.93	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	975,600	22400	1.84	800,100	1,798,100	1,798,100	Year End Roll	10/15/2020
2020	101	FV	966,800	22400	1.84	800,100	1,789,300	1,789,300	Year End Roll	9/26/2019
2019	101	FV	873,800	22400	1.84	796,900	1,693,100	1,693,100	Create Final value 2019	6/4/2019
2018	101	FV	873,800	22400	1.84	796,900	1,693,100	1,693,100	Year End Roll	9/28/2017
2017	101	FV	848,300	22400	1.84	796,900	1,667,600	1,667,600	Year End Roll	9/29/2016
2016	101	FV	815,100	22400	1.84	744,900	1,582,400	1,582,400	Year End Roll	1/14/2016
2015	101	FV	806,800	22400	1.84	689,700	1,518,900	1,518,900	Year End	10/2/2014
2014	101	FV	716,200	22400	1.84	680,100	1,418,700	1,418,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRISCOLL JR, THO	69037-350		3/22/2017		1,619,500	No	No			
VAN VLEET CHARL	30283-320		5/14/1999		1,200,000	No	No			
KENWARD, JOHN A	24936-316		10/21/1994		1,010,000	No	No			
CRAFTS FREDERIC	22671-28		11/30/1992		850,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2019	R-19-0180	ROOF	28,740	C				Strip & re-roof dw
6/8/2017	6769	KITCHEN	95,000	O				Remodel kitchen, f
8/3/1995	783-95	MANUAL	6,000	C	6/14/1996			PERGOLA
10/12/1994	591-94	FENCE		C	7/28/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
2/24/2000	MEAS+INSPCTD	600	
1/12/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
1/19/1993	INSPECTED	601	

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:	6	- STUCCO
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:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	100

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	7	Rating:	AVERAGE

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	103.00
Size Adj.:	0.86051762
Const Adj.:	1.02509999
Adj \$ / SQ:	90.858
Other Features:	86068
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1161916
Depreciation:	120839
Depreciated Total:	1041077

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1661496.624
Juris. Factor:		Before Depr:	145.37	
Special Features:	5600	Val/Su Net:	115.48	
Final Total:	1046700	Val/Su SzAd:	192.80	

COMMENTS

XTRA KITCHEN SINK/MASTER BATH 6 FIXTURES/BST: HOT ROCK SAUNA + 2 OTHER RMS,FULL BATH. NO WALKOUT .

RESIDENTIAL GRID

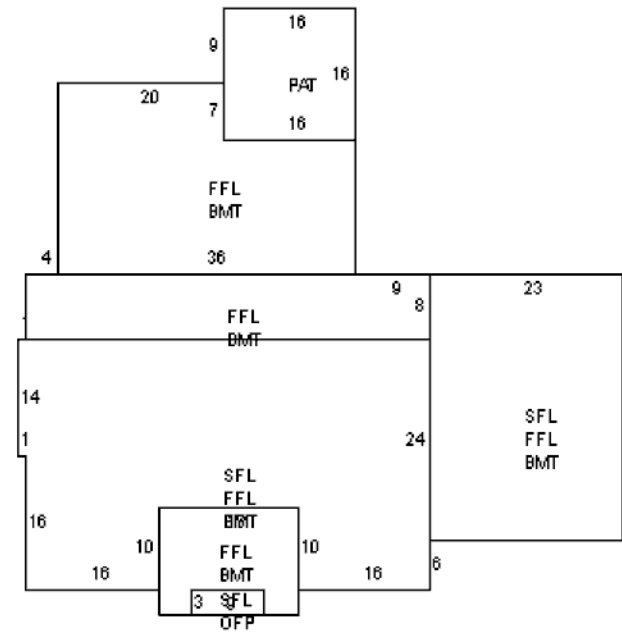
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	4	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,352	43.160	144,664	
FFL	1ST FLOOR	3,352	90.860	304,556	
SFL	2ND FLOOR	2,077	90.860	188,712	
PAT	PATIO	256	7.000	1,792	
OFFP	OPEN PORCH	27	15.000	405	
Net Sketched Area:		9,064	Total:	640,129	
Size Ad	5429	Gross Area	9064	FinArea	7440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	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
11	POOL I-V	D	Y	1	22X40	V	VG	1993	27.00	T	40	101			14,300			14,300
23	BATH HSE	D	Y	1	6X12	A	AV	1993	100.00	T	24	101			5,500			5,500
96	WHIRL PL	A	S	1	2	G	GD	1993	3,125.00	B	10.4	101			5,600			5,600
95	SAUNA	A	Y	1	6X8	A	AV	1993	110.00	T	50	101			2,600			2,600

More:	N	Total Yard Items:	22,400	Total Special Features:	5,600	Total:	28,000
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IMAGE

AssessPro Patriot Properties, Inc

