



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BYPASS RD, LINCOLN

OWNERSHIP

Owner 1:	RODMAN SCOTT
Owner 2:	
Owner 3:	
Street 1:	28 SALISBURY ROAD
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02458 Type:

PREVIOUS OWNER

Owner 1:	MCLEAN HOSPITAL CORPORATION -
Owner 2:	ATTN: DAVID LAGASSE -
Street 1:	115 MILL STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02178

NARRATIVE DESCRIPTION

This Parcel contains 3.109 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	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	7.25	1.000	R2									580,000						580,000	2 lots
101	ONE FAM		1.27268		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									38,180						38,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	144,900		3.109	618,200	763,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	3.109
Source: Market Adj Cost		Total Value per SQ unit /Card:		232.69	/Parcel:	232.69	Insp Date
							07/31/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	132,000	2000	3.109	538,200	672,200	672,200	Year End Roll	10/15/2020
2020	905	FV	134,100	2000	3.109	546,200	682,300	682,300	Year End Roll	9/26/2019
2019	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Create Final value 2019	6/4/2019
2018	905	FV	121,200	2000	3.109	529,400	652,600	652,600	Year End Roll	9/28/2017
2017	905	FV	119,900	2000	3.109	515,000	636,900	636,900	Year End Roll	9/29/2016
2016	101	FV	118,600	2000	3.109	515,000	635,600	635,600	Year End Roll	1/14/2016
2015	101	FV	116,000	2000	3.109	442,200	560,200	560,200	Year End	10/2/2014
2014	101	FV	110,800	2000	3.109	400,600	513,400	513,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCLEAN HOSPITAL	78618-26		9/2/2021	INVOLV CHARI	850,000	No	No			
BURNETT,ZACHARY	67354-22		6/1/2016	INVOLV CHARI	1,024,500	No	No			
BENTON,EVRETT W	62289-65		7/22/2013		635,000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1,220,000	No	No			
SARTORI, LOUIS	25264-195		4/3/1995	CONVENIENC		No	No			
	9965-443		1/1/1962			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/13/2019	R-19-0075	KITCHEN	83,000	C				Relocate kitchen t
11/14/2016	6622	ROOF	8,100	C				Remove existing ru

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2014	MEAS+INSPCTD	618	G BOURGAULT
12/28/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS/EXT INS	615	
11/20/2004	M&L EXTERIOR	615	
12/21/1995	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENTR, Sec Wall: 6 - STUCCO 30%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: [blank], View / Desir: [blank]

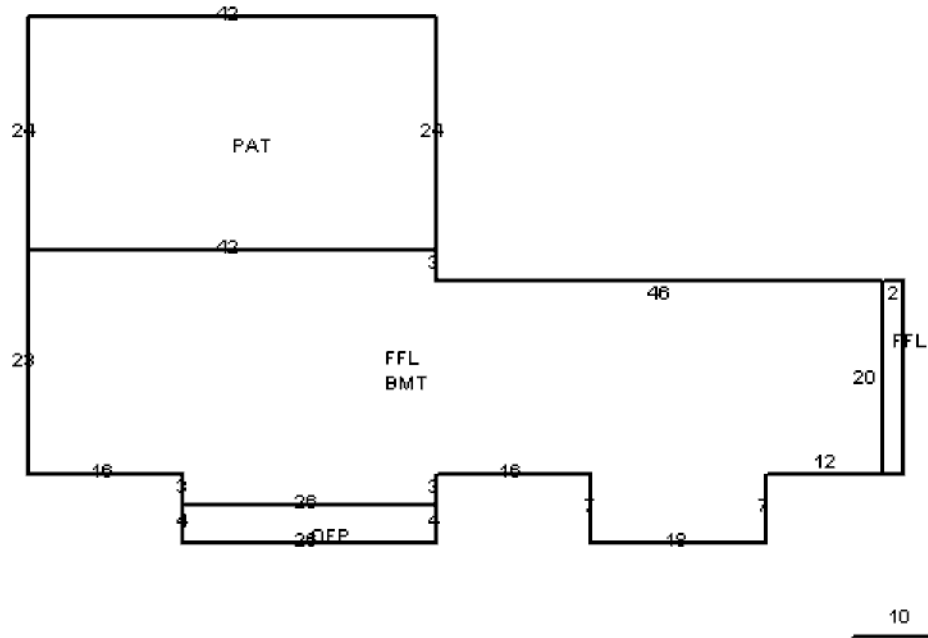
BATH FEATURES

Table with bathroom details: Full Bath: 1 Rating: AVERAGE, A Bath: [blank] Rating: [blank], 3/4 Bath: [blank] Rating: [blank], A 3QBth: [blank] Rating: [blank], 1/2 Bath: 1 Rating: AVERAGE, A HBth: [blank] Rating: [blank], OthrFix: 1 Rating: AVERAGE

COMMENTS

Per MLS re: 2005 sale--sold "as is" with mold. Also sold with Map 13-12 (2.45 additional acres of separately buildable land).. 6/2016 Purchased by McLean Hospital - reclassified as exempt..

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1963 Eff Yr Blt: [blank], Alt LUC: [blank] Alt %: [blank], Jurisdct: [blank] Fact: [blank], Const Mod: [blank], Lump Sum Adj: [blank]

CONDO INFORMATION

Table with condo info: Location: [blank], Total Units: [blank], Floor: 1 - 1ST FLOOR, % Own: [blank], Name: [blank]

RESIDENTIAL GRID

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: 4 Baths: 1 HB 1

REMODELING

Remodeling items: Exterior: [blank], Interior: [blank], Additions: [blank], Kitchen: [blank], Baths: [blank], Plumbing: [blank], Electric: [blank], Heating: [blank], General: [blank]

RES BREAKDOWN

Res Breakdown table: No Unit RMS BRS FL, Totals 1 10 4

INTERIOR INFORMATION

Interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: [blank] %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: [blank] %, Bsmnt Flr: [blank]

DEPRECIATION

Depreciation table: Phys Cond: AV - Average 28.0%, Functional: P - XS DPR 40.0%, Economic: [blank] %, Special: [blank] %, Override: [blank] %, Total: 57.28%

CALC SUMMARY

Calculation summary: Basic \$ / SQ: 96.00, Size Adj.: 1.03169012, Const Adj.: 1.00000799, Adj \$ / SQ: 99.043, Other Features: 39500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 339290, Depreciation: 194345, Depreciated Total: 144945

COMPARABLE SALES

Comparable sales table with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr: 99.04, Special Features: 0, Val/Su Net: 27.18, Final Total: 144900, Val/Su SzAd: 68.03

SUB AREA

Sub Area table: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,130 99.040 210,962, BMT BASEMENT 2,090 38.380 80,212, PAT PATIO 1,008 7.000 7,056, OFP OPEN PORCH 104 15.000 1,560. Net Sketched Area: 5,332 Total: 299,790

SUB AREA DETAIL

Sub Area Detail table: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 RRM 55 A 0

SPEC FEATURES/YARD ITEMS

Table with columns: 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 109 15 0

IMAGE

AssessPro Patriot Properties, Inc

