



PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		CAMBRIDGE TP, LINCOLN
Unit #:		
Owner 1: PARTNERSHIP JPM FAMILY LIMITED		
Owner 2:		
Owner 3:		
Street 1: 1 HOWARD MUNROE PLACE		
Street 2:		
Twn/City: LEXINGTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02420-2258	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	132,200	7,000	0.420	389,200	528,400
Total Card 132,200 7,000 0.420 389,200 528,400					
Total Parcel 132,200 7,000 0.420 389,200 528,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 364.67		/Parcel: 364.67	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	02/08/17
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OWNERSHIP

Owner 1: YORE JR - GEORGE P
Owner 2: YORE-BROWN - PAULINE
Street 1: 351 WHEELER ST
Twn/City: DRACUT
St/Prov: MA Cntry: Own Occ: Y
Postal: 01826

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	115,700	7000	.42	338,200	460,900	460,900	Year End Roll	10/15/2020
2020	101	FV	111,300	7000	.42	292,100	410,400	410,400	Year End Roll	9/26/2019
2019	101	FV	111,300	7000	.42	279,200	397,500	397,500	Create Final value 2019	6/4/2019
2018	101	FV	111,300	7000	.42	279,200	397,500	397,500	Year End Roll	9/28/2017
2017	101	FV	114,800	7200	.42	279,200	401,200	401,200	Year End Roll	9/29/2016
2016	101	FV	112,500	7200	.42	271,200	390,900	390,900	Year End Roll	1/14/2016
2015	101	FV	108,100	7200	.42	215,200	330,500	330,500	Year End	10/2/2014
2014	101	FV	107,000	7200	.42	206,600	320,800	320,800	Year End Roll	1/23/2014

Parcel ID 131 5 0

PREVIOUS OWNER

This Parcel contains .42 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.			
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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YORE JR,GEORGE	64058-6		8/11/2014	DIVORCE/ESTA	280,000	No	No			
YORE,GEORGE P	62890-297		11/5/2013	DIVORCE/ESTA		No	No			
	9941-457		11/1/1961		17,500	No	No			

PAT ACCT.

apro	1374
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
12/4/2003	2831	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
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

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		18295		SQUARE FE	PRIME SITE		0	6.33	3.361	R1									389,222						389,200	

Total AC/HA: 0.42000	Total SF/SM: 18295.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 1	Total: 389,222	Spl Credit	Total: 389,200
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EXTERIOR INFORMATION

Table with exterior details: Type: 2 - BUNGALOW, Sty Ht: 1T - 1T, (Liv) Units: 1 Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

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

COMMENTS

2017 NEWER SIDING & WNDWS.

OTHER FEATURES

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

GENERAL INFORMATION

Table with general info: Grade: C- - AVG. (-), Year Blt: 1935 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdic: Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with 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: 6 BRs: 3 Baths: 1 HB

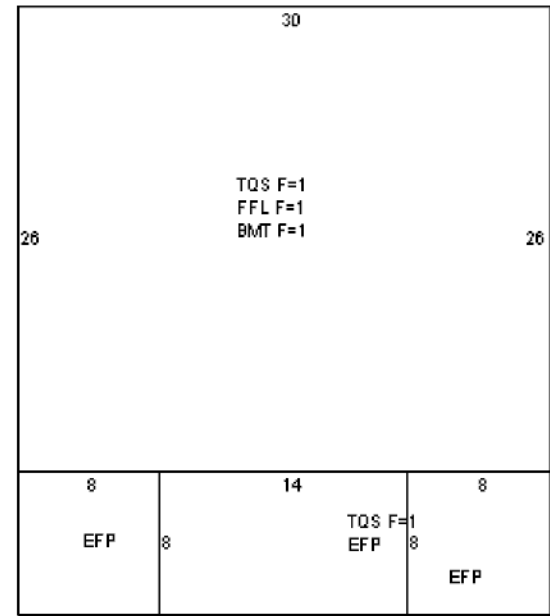
REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 6 3, Totals 1 6 3

SKETCH



INTERIOR INFORMATION

Table with interior info: 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: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 5 - STEAM, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 34.%, Functional: %, Economic: %, Special: %, Override: %, Total: 34%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 99.00, Size Adj.: 1.16407871, Const Adj.: 0.98970497, Adj \$ / SQ: 114.057, Other Features: 31500, Grade Factor: 0.88, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 200332, Depreciation: 68113, Depreciated Total: 132219

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 289689.3660, Juris. Factor: Before Depr: 100.37, Special Features: 0 Val/Su Net: 53.54, Final Total: 132200 Val/Su SzAd: 91.24

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 780 28.510 22,241, FFL 1ST FLOOR 780 114.060 88,965, TQS 3/4 STORY 669 114.060 76,304, EFP ENCL PORCH 240 36.000 8,640, Net Sketched Area: 2,469 Total: 196,150, Size Ad 1449 Gross Area 2692 FinArea 1449

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

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, 3 GARAGE D Y 1 22X22 A AV 1935 36.00 T 60 101 7,000 7,000

PARCEL ID 131 5 0

Summary row: More: N, Total Yard Items: 7,000, Total Special Features: , Total: 7,000

IMAGE

AssessPro Patriot Properties, Inc

