Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	187,700 /	1,105,600
USE VALUE:	187,700 /	1,105,600
ASSESSED:	187,700 /	1,105,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HORSES CROSSING, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	187,700			187,700
Total Card	0.000	187,700			187,700
Total Parcel	1.837	490,700	34,900	580,000	1,105,600

Source: Market Adj Cost Total Value per SQ unit /Card: 158.53 /Parcel: 315.67

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	
Land Unit Type:	

!944!

OWNERSHIP

Unit #:

Owner 1:	CHURCHILL TR WILLIAM E
Owner 2:	WEC TRUST
Owner 3:	
Street 1:	6 HORSES CROSSING
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	01773	Type:	

PREVIOUS ASSESSMENT

Parcel ID: 120 35 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/26/25	15:32:28

LAST REV

Date	Time
04/06/23	12:41:56

blakeley

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry:	
Postal:	

USER DEFINED

Prior Id # 1:	23 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT PAT ACCT. 944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1972, having primarily CLAPBOARD Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	PERMIT VISIT	618	G BOURGAULT
1/15/1994	ENTRY DENIED	606	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		NO UNITS	NOLAND		0	0.	0.00	R1																

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | | Spl Credit | | Total: | |

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 2
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	B
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5 %

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.25675678
Const Adj.:	0.96961200
Adj $ / SQ:	182.785
Other Features:	31500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	227459
Depreciation:	39805
Depreciated Total:	187654

COMMENTS

FORMERLY 78 CAMBRIDGE TPK.

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: 5		BRs: 3			Baths: 1		HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
	Totals		
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.51
Special Features:	0	Val/Su Net:	126.48
Final Total:	187700	Val/Su SzAd	158.53

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	640	182.780	116,982
SFL	2ND FLOOR	544	182.780	99,435
STG	STORAGE	300	16.050	4,815

Net Sketched Area:	1,484	Total:	221,232
Size Ad	1184 Gross Area	1580 FinArea	1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 120 35 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

More: N	Total Yard Items:	Total Special Features:	Total: