



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BOWLES TR, LINCOLN

OWNERSHIP

Owner 1:	LEWANDOWSKI MARC S
Owner 2:	
Owner 3:	
Street 1:	3 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4308 Type:

PREVIOUS OWNER

Owner 1:	GODDARD RICHARD B -
Owner 2:	GODDARD KAREN E -
Street 1:	3 BOWLES TER
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4308

NARRATIVE DESCRIPTION

This Parcel contains 1.033 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39988		SQUARE FE	PRIME SITE		0	6.25	1.700	R2									424,978						425,000	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,450						3,500	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	624,900	16,200	1.033	428,500	1,069,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.80						/Parcel: 294.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,900	16200	1.033	435,300	1,066,400	1,066,400	Year End Roll	9/26/2019
2019	101	FV	596,800	16200	1.033	421,000	1,034,000	1,034,000	Create Final value 2019	6/4/2019
2018	101	FV	596,800	16200	1.033	421,000	1,034,000	1,034,000	Year End Roll	9/28/2017
2017	101	FV	587,100	16200	1.033	408,800	1,012,100	1,012,100	Year End Roll	9/29/2016
2016	101	FV	430,300	12400	1.033	408,800	851,500	851,500	Year End Roll	1/14/2016
2015	101	FV	206,600	0	1.033	346,900	553,500	553,500	Year End	10/2/2014
2014	101	FV	140,700	4800	1.033	311,500	457,000	457,000	Year End Roll	1/23/2014
2013	101	FV	137,700	4800	1.03	305,600	448,100	448,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GODDARD RICHARD	45508-411		6/30/2005		550000	No	No			
CHARLES STANKAR	12692-271		8/29/1974		38000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/28/2014	5848	MANUAL	5,000	C				
11/4/2013	5594	MANUAL	18,750	C	11/6/2017			relocate detached
11/4/2013	5593	NEW HOME	366,250	C	5/24/2016			new single family
10/25/2013	5583	DEMOLITI	7,000	C	5/7/2014			demo dwelling stru
10/24/2006	3547	MANUAL		C				install stone wall
7/21/1997	1230	ROOF		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
5/13/2015	PERMIT VISIT	619	DH
5/7/2014	MEAS/EXT INS	25	D ERSKINE
12/14/2010	MEAS/EXT INS	25	D ERSKINE
11/19/2005	MEAS+INSPCTD	615	
10/13/2001	M&L EXTERIOR	613	
3/7/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.03300	Total SF/SM:	44997.48	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	428,428	Spl Credit		Total:	428,500
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	20	- COMP CLAP
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	2013	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:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 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
3	GARAGE	D	Y	1	14x24	G	GD	2015	45.00	T	0	101			15,100			15,100
14	OFF	D	Y	1	8x10	G	GD	2015	18.75	T	0	101			1,100			1,100

More:	N	Total Yard Items:	16,200	Total Special Features:		Total:	16,200
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	0.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.92804158
Const Adj.:	1.01999998
Adj \$ / SQ:	88.981
Other Features:	48750
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	624853
Depreciation:	0
Depreciated Total:	624853

COMMENTS

Per MLS re: 2005 sale---updated kitchen; needs septic. New septic completed 8/17/2005..

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: 1		HB:					

REMODELING

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

RES BREAKDOWN

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

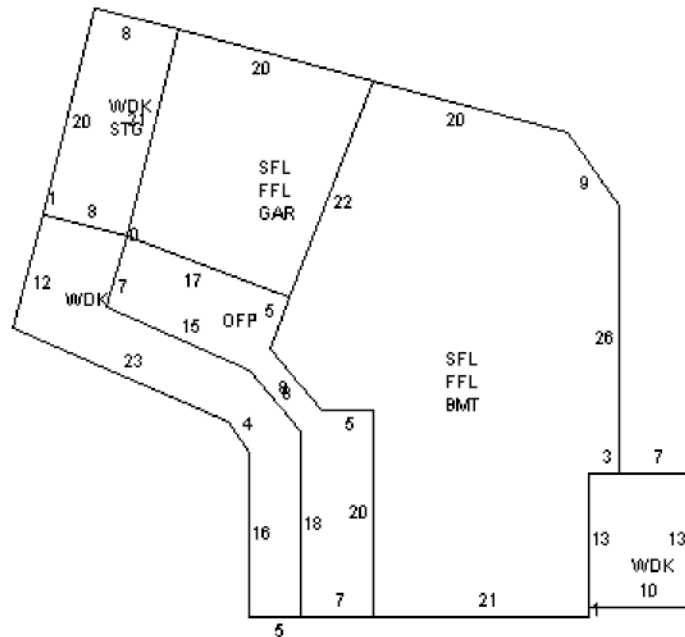
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	160300.0000
Juris. Factor:		Val/Su Fin:	172.24	
Special Features:	0	Val/Su Net:	74.62	
Final Total:	624900	Val/Su SzAd	185.43	

PARCEL ID

179 7 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
WDK	WOOD DECK	2,863	14.750	42,223	
FFL	1ST FLOOR	1,685	88.980	149,932	
SFL	2ND FLOOR	1,685	88.980	149,932	
BMT	BASEMENT	1,291	26.690	34,462	
GAR	GARAGE	394	36.000	14,184	
OFF	OPEN PORCH	286	15.000	4,290	
STG	STORAGE	170	15.000	2,550	
Net Sketched Area:		8,374	Total:	397,573	
Size Ad	3370	Gross Area	8374	FinArea	3628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE

AssessPro Patriot Properties, Inc

