



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCLEAN HOSPITAL CORPORATION
Owner 2:	ATTN: DAVID LAGASSE
Owner 3:	
Street 1:	115 MILL STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02178 Type:

**PREVIOUS OWNER**

Owner 1:	BURNETT REMODELING LLC -
Owner 2:	-
Street 1:	C/O ZACHARY BURNETT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.45 ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 2015, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
905	CHARITY		0.61341		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									18,402						18,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	1,498,700		2.450	518,400	2,017,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 321.66						/Parcel: 321.66	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV	1,557,100	0	2.45	526,400	2,083,500	2,083,500	Year End Roll	9/26/2019
2019	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Create Final value 2019	6/4/2019
2018	905	FV	1,512,800	0	2.45	509,600	2,022,400	2,022,400	Year End Roll	9/28/2017
2017	905	FV	1,342,100	0	2.45	495,200	1,837,300	1,837,300	Year End Roll	9/29/2016
2016	101	FV	1,315,600	0	2.45	495,200	1,810,800	1,810,800	Year End Roll	1/14/2016
2015	130	FV		0	2.45	422,400	422,400	422,400	Year End	10/2/2014
2014	130	FV		0	2.45	380,800	380,800	380,800	Year End Roll	1/23/2014
2013	130	FV		0	2.45	370,400	370,400	370,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURNETT REMODEL	67354-55		6/1/2016	INVOLV CHARI	1700000	No	No			
WHITE, BRANDON	63801-560		6/24/2014	PVT SALE		1	No	No		
BENTON, EVRETT W	62288-568		7/22/2013		500000	No	No			
SARTORI RUTH M,	45058-548		4/27/2005	PARTIAL INTR	1220000	Yes	No			
SARTORI, LOUIS	25264-193		4/3/1995	CONVENIENC		0	Yes	No		
HINDS EDWARD H	12148-48		1/19/1972		19500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/18/2014	5977	MANUAL	20,000	C				Sheet metal work f
6/4/2014	5771	NEW HOME	485,000	C	6/5/2015			Single family home
6/4/2014	5770	DEMOLITI	1,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/5/2015	MEAS+INSPCTD	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	2.44996	Total SF/SM:	106720.26	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 2	Total:	518,402	Spl Credit:		Total:	518,400
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2H - 2H, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 17 - SHAKES, Sec Wall: 9 - STONE, 5%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**GENERAL INFORMATION**

Table with general info: Grade: A - VERY GOOD, Year Blt: 2015, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , % , Partition: , Prim Floors: 3 - HARDWOOD, Sec Floors: , % , Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar: , Electric: 2 - GOOD, Insulation: 2 - TYPICAL, Int vs Ext: , Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: , % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: , % Sprinkled:

**SPEC FEATURES/YARD ITEMS**

Table for specifications 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

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

**DEPRECIATION**

Table with depreciation: Phys Cond: GD - Good, 0.0%, Functional: , % , Economic: , % , Special: , % , Override: , Total: 0%

**CALC SUMMARY**

Table with calculations: Basic \$ / SQ: 95.00, Size Adj.: 0.84567851, Const Adj.: 1.00259876, Adj \$ / SQ: 80.548, Other Features: 111749, Grade Factor: 2.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1498722, Depreciation: 0, Depreciated Total: 1498722

**COMMENTS**

Also sold with 13-11 (3.11 acres of improved land);changed from 0 Bypass to 22 Bypass on 9/6/13 6/2016 Purchased by McLean Hospital - reclassified exempt..

**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: 13 BRs: 5 Baths: 4 HB 1

**REMODELING**

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

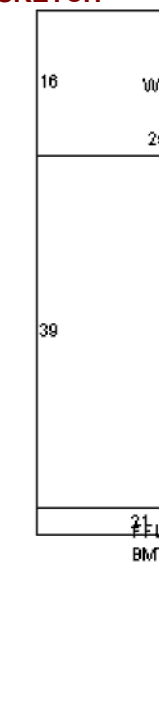
**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, 1 13 5 2, Totals 1 13 5

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 238.99, Special Features: 0, Val/Su Net: 141.71, Final Total: 1498700, Val/Su SzAd: 238.99

**SKETCH**



**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL 1ST FLOOR 2,948 80.550 237,456, SFL 2ND FLOOR 2,915 80.550 234,798, BMT BASEMENT 2,750 20.140 55,377, GAR GARAGE 816 36.000 29,376, WDK WOOD DECK 604 16.610 10,032, HST HALF STORY 408 80.550 32,864, OFP OPEN PORCH 135 15.000 2,025, Net Sketched Area: 10,576 Total: 601,928, Size Ad 6271 Gross Area 10984 FinArea 6271

**SUB AREA DETAIL**

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

**IMAGE**

AssessPro Patriot Properties, Inc



06/05/2015

**PARCEL ID** 109 16 0