

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 42 |        | BYPASS RD, LINCOLN    |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | VO HANHPHUONG       |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 42 BYPASS RD        |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-1202 Type:    |

PREVIOUS OWNER

|           |                    |
|-----------|--------------------|
| Owner 1:  | SASISEKHARAN RAM - |
| Owner 2:  | SASISEKHARAN UMA - |
| Street 1: | 42 BYPASS RD       |
| Twn/City: | LINCOLN            |
| St/Prov:  | MA Cntry           |
| Postal:   | 01773-1202         |

NARRATIVE DESCRIPTION

This Parcel contains .81 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Descrp      | %   | Item    | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| 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     |          | 35282.8     |                    | SQUARE FE | PRIME SITE |           | 0          | 6.25       | 1.887 | R2    |             |           |        |   |        |   |        |   | 416,155         |           |   |           |        |      | 416,200   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 101                                   | 431,500        | 2,400      | 0.810     | 416,200    | 850,100     | 303               |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |
| Total Parcel                          |                |            |           |            |             | Total Land:       |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |
| Total Value per SQ unit /Card: 187.83 |                |            |           |            |             | /Parcel: 187.83   |

| User Acct |
|-----------|
| 0         |
| GIS Ref   |
|           |
| GIS Ref   |
|           |
| Insp Date |
| 05/09/18  |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 101 | FV  | 445,300    | 2400      | .81       | 422,800    | 870,500     | 870,500       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 431,500    | 2400      | .81       | 408,800    | 842,700     | 842,700       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 431,500    | 2400      | .81       | 408,800    | 842,700     | 842,700       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 426,900    | 2400      | .81       | 396,800    | 826,100     | 826,100       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 417,700    | 2400      | .81       | 396,800    | 816,900     | 816,900       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 413,100    | 2400      | .81       | 336,300    | 751,800     | 751,800       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 394,600    | 2400      | .81       | 301,600    | 698,600     | 698,600       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 385,400    | 2400      | .93       | 299,900    | 687,700     | 687,700       | Year End Roll           | 10/25/2012 |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| SASISEKHARAN RA | 44085-111 |      | 11/12/2004 |           | 714000     | No | No  |       |                 |       |
| BASILE PATRICK  | 33178-521 |      | 7/2/2001   |           | 604250     | No | No  |       |                 |       |
| DIMINICO, LOUIS | 14970-112 |      | 4/14/1983  |           | 137000     | No | No  |       |                 |       |

BUILDING PERMITS

| Date       | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment            |
|------------|--------|--------|--------|-----|------------|----------|-----------|--------------------|
| 6/3/2015   | 6100   | ROOF   | 17,000 | C   |            |          |           | Strip and re-roof  |
| 10/24/2007 | 3796   | SHED   |        | C   | 6/3/2009   |          |           | install 10x12 shed |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 5/9/2018  | MEAS/EXT INS | 622 | K Cuoco   |
| 6/3/2009  | PERMIT VISIT | 25  | D ERSKINE |
| 5/11/2005 | MEAS/EXT INS | 600 |           |
| 1/18/1996 | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |          |             |             |                |           |        |         |             |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 0.80998 | Total SF/SM: | 35282.73 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 2 | Total: | 416,155 | SpI Credit: |  | Total: | 416,200 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

## EXTERIOR INFORMATION

|               |                   |
|---------------|-------------------|
| Type:         | 21 - SPLIT LEVEL  |
| Sty Ht:       | 1 - 1             |
| (Liv) Units:  | 1 Total: 1        |
| Foundation:   | 1 - CONCRETE      |
| Frame:        | 1 - WOOD          |
| Prime Wall:   | 1 - WOOD SHING    |
| Sec Wall:     | 16 - STONE VE 25% |
| Roof Struct:  | 1 - GABLE         |
| Roof Cover:   | 1 - ASPHALT       |
| Color:        |                   |
| View / Desir: |                   |

## GENERAL INFORMATION

|               |               |
|---------------|---------------|
| Grade:        | C+ - AVG. (+) |
| Year Blt:     | 1956          |
| Alt LUC:      |               |
| Jurisdct:     |               |
| Const Mod:    |               |
| Lump Sum Adj: |               |

## BATH FEATURES

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   | 2 | Rating: | AVERAGE |

## OTHER FEATURES

|         |   |         |           |
|---------|---|---------|-----------|
| Kits:   | 1 | Rating: | VERY GOOD |
| A Kits: |   | Rating: |           |
| Frpl:   | 3 | Rating: | AVERAGE   |
| WSFlue: |   | Rating: |           |

## CONDO INFORMATION

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

## 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:    | 2              |              |     |
| 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:        | 100 |
| Solar HW:     | NO             | Central Vac: | NO  |
| % Com Wal:    | 0              | % Sprinkled: | 0   |

## DEPRECIATION

|             |           |       |
|-------------|-----------|-------|
| Phys Cond:  | GD - Good | 22%   |
| Functional: |           |       |
| Economic:   |           |       |
| Special:    |           |       |
| Override:   |           |       |
| Total:      |           | 22.6% |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 75.00      |
| Size Adj.:         | 1.01052976 |
| Const Adj.:        | 1.03530002 |
| Adj \$ / SQ:       | 78.465     |
| Other Features:    | 83584      |
| Grade Factor:      | 1.12       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 557507     |
| Depreciation:      | 125997     |
| Depreciated Total: | 431510     |

## COMMENTS

|  |
|--|
|  |
|--|

## 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       |       |        |         |   |   |    |    |    |    |    |   |   |

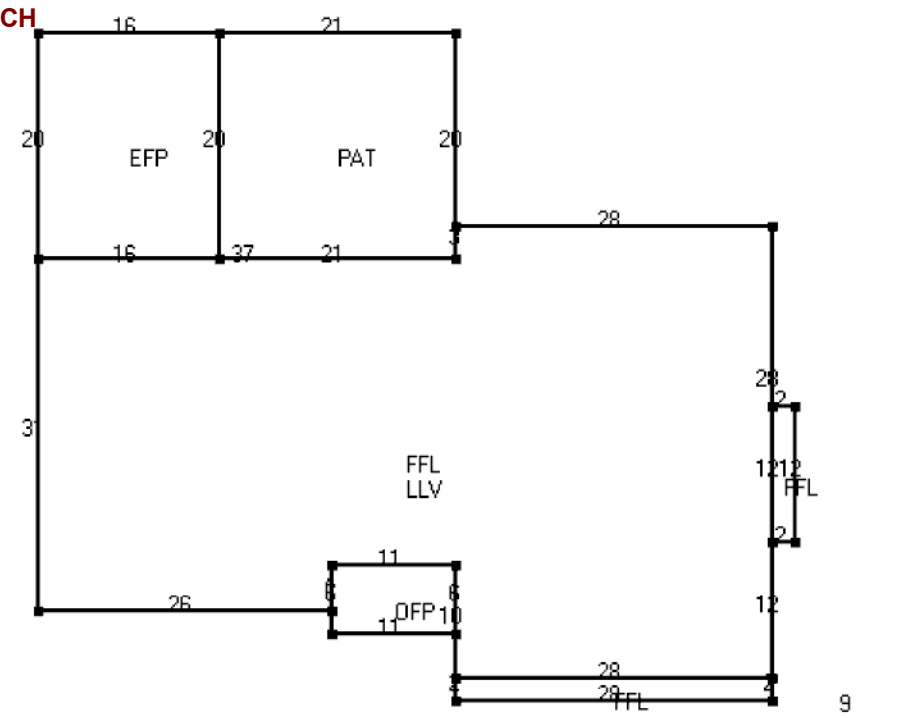
## REMODELING

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

## RES BREAKDOWN

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 13  | 5   |    |
| Totals  |     |     |    |
| 1       | 13  | 5   |    |

## SKETCH



## SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 2,303      | 78.470    | 180,705      |      |
| LLV                | LOWR LEVEL  | 2,223      | 98.080    | 218,035      |      |
| PAT                | PATIO       | 420        | 7.000     | 2,940        |      |
| EFP                | ENCL PORCH  | 320        | 36.000    | 11,520       |      |
| OFP                | OPEN PORCH  | 66         | 15.000    | 990          |      |
| Net Sketched Area: |             | 5,332      | Total:    | 414,190      |      |
| Size Ad            | 2303        | Gross Area | 5332      | FinArea      | 4526 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip   | % Type | Qu | # Ten |
|----------|--------|-----------|--------|----|-------|
| FFL      |        | 1ST FLOOR |        |    |       |
| LLV      | 100    | FLA       | 100    | A  |       |

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Parcel ID | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|-----------|------------|------|-------|--------------|
| 2    | SHED/FR     | D | Y   | 1   | 12x16    | A    | AV  | 2007 | 15.00      | T   | 15  | 101 |      |       | 111 16 0  | 2,400      |      |       | 2,400        |

## IMAGE

AssessPro Patriot Properties, Inc



|         |                         |                         |              |
|---------|-------------------------|-------------------------|--------------|
| More: N | Total Yard Items: 2,400 | Total Special Features: | Total: 2,400 |
|---------|-------------------------|-------------------------|--------------|