



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ACORN LN, LINCOLN

OWNERSHIP

Owner 1:	DER-SIRAKIAN EDWARD
Owner 2:	YEGUMIANS YVETTE
Owner 3:	
Street 1:	15 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1505 Type:

PREVIOUS OWNER

Owner 1:	FARRELL PHILIP J -
Owner 2:	FARRELL RUTH E -
Street 1:	15 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1505

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVEL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,290						1,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	476,000	3,800	1.880	561,300	1,041,100		0
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18
Total Card		476,000	3,800	1.880	561,300	1,041,100	Entered Lot Size
Total Parcel		476,000	3,800	1.880	561,300	1,041,100	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 355.62			/Parcel: 355.62		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,700	3800	1.88	561,300	1,044,800	1,044,800	Year End Roll	9/26/2019
2019	101	FV	444,800	3800	1.88	543,700	992,300	992,300	Create Final value 2019	6/4/2019
2018	101	FV	444,800	3800	1.88	543,700	992,300	992,300	Year End Roll	9/28/2017
2017	101	FV	440,200	3800	1.88	513,300	957,300	957,300	Year End Roll	9/29/2016
2016	101	FV	422,600	3800	1.88	498,100	924,500	924,500	Year End Roll	1/14/2016
2015	101	FV	418,100	3800	1.88	461,300	883,200	883,200	Year End	10/2/2014
2014	101	FV	400,000	3800	1.88	413,300	817,100	817,100	Year End Roll	1/23/2014
2013	101	FV	391,000	3800	1.9	401,900	796,700	796,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRELL PHILIP	31230-028		3/12/2000		475000	No	No			
	9224-274		9/19/1958		35000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/14/2019	R-19-0118	BATH	10,000	C	11/1/2019			Remodel bathroom
9/20/2013	5556	ROOF	1,800	C				repairs to roofing
11/21/2007	3822	ADDITION	65,000	C	5/15/2008			2car gar w/rec roo
8/20/2007	3750	GARAGE	6,500	C	5/15/2008			Construct garage f
4/13/2001	2201	MANUAL	2,500	C	6/28/2001			cathedral ceilings
1/10/2001	2155	ROOF	2,700	C	6/28/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
11/2/2002	M&L EXTERIOR	615	
6/28/2001	MEAS/EXT INS	613	
2/15/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

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:	B+ - GOOD (+)		
Year Blt:	1956 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdict:		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:	2	
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.3%

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
10	POOL I-C	D	Y	1	16X30	A	PR	1967	22.23	T	85	101			1,600			1,600
2	SHED/FR	D	Y	1	8x10	A	AV	2007	15.00	T	15	101			1,000			1,000
2	SHED/FR	D	Y	1	8x12	A	AV	2007	15.00	T	15	101			1,200			1,200

More:	N	Total Yard Items:	3,800	Total Special Features:		Total:	3,800
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	75.00
Size Adj.:	0.97354698
Const Adj.:	1.03530002
Adj \$ / SQ:	75.593
Other Features:	59025
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	562035
Depreciation:	85991
Depreciated Total:	476044

CALC SUMMARY

Rate:		Parcel ID		Typ		Date		Sale Price	
[Empty rows for comparable sales data]									
WtAv\$/SQ:			AvRate:			Ind.Val:			690641.0677
Juris. Factor:			Val/Su Fin:			162.57			
Special Features:			0			Val/Su Net:			84.08
Final Total:			476000			Val/Su SzAd:			177.35

COMPARABLE SALES

Rate:		Parcel ID		Typ		Date		Sale Price	
[Empty rows for comparable sales data]									

COMMENTS

see plan 2463 of 1955 in PCR file..

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		RM: 9	BR: 4	Bath: 2	HB: 1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

REMODELING

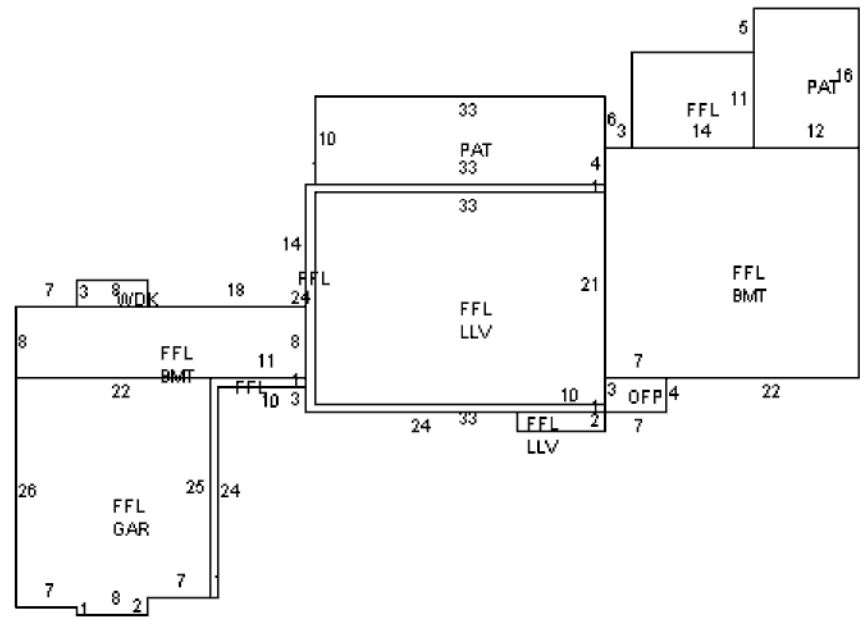
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

PARCEL ID

119 40 0

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
[Empty rows for parcel details]																		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,684	75.590	202,893	
BMT	BASEMENT	1,018	18.900	19,239	
LLV	LOWR LEVEL	812	54.810	44,502	
GAR	GARAGE	573	36.000	20,628	
PAT	PATIO	522	7.000	3,654	
OFFP	OPEN PORCH	28	15.000	420	
WDK	WOOD DECK	24	38.000	912	
Net Sketched Area:		5,661		292,248	
Size Ad	2684	Gross Area	5661	FinArea	2928

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
FFL	100	FLA	30	A	0
BMT					
LLV					
GAR					
PAT					
OFFP					
WDK					

IMAGE

AssessPro Patriot Properties, Inc

