



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		BLUEBERRY LN, LINCOLN

**OWNERSHIP**

Owner 1:	MCGINTY KERRY
Owner 2:	MCGINTY
Owner 3:	
Street 1:	2 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

**PREVIOUS OWNER**

Owner 1:	MCGINTY ROBERT J -
Owner 2:	MCGINTY KERRY -
Street 1:	2 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2210

**NARRATIVE DESCRIPTION**

This Parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Influ	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		0.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,560						1,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	492,000	6,800	2.097	561,600	1,060,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 277.01						/Parcel: 253.11	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	577,000	6800	2.097	561,600	1,145,400	1,145,400	Year End Roll	9/26/2019
2019	101	FV	552,100	6800	2.097	544,000	1,102,900	1,102,900	Create Final value 2019	6/4/2019
2018	101	FV	552,100	6800	2.097	544,000	1,102,900	1,102,900	Year End Roll	9/28/2017
2017	101	FV	540,300	6800	2.097	513,600	1,060,700	1,060,700	Year End Roll	9/29/2016
2016	101	FV	532,900	6800	2.097	498,400	1,038,100	1,038,100	Year End Roll	1/14/2016
2015	101	FV	515,000	6800	2.097	461,600	983,400	983,400	Year End	10/2/2014
2014	101	FV	549,300	0	2.097	413,600	962,900	962,900	Year End Roll	1/23/2014
2013	101	FV	540,900	0	2.077	401,400	942,300	942,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCGINTY ROBERT	1279-136		1/13/2004	CONVENIENC		1	No	No		
HAROLD B. SEDGW	1076-67		12/3/1990		235000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2003	2818	ADDITION	40,000	C	6/29/2006			add to kitchen & l
6/30/1993	280	ADDITION	50,000	C	12/13/1993			
6/30/1993	279	GARAGE	30,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/30/2005	MEAS+INSPCTD	615	
6/12/2004	MEAS/EXT INS	615	
9/16/1998	MEAS/EXT INS	602	
10/26/1995	MEAS/EXT INS	607	
8/25/1995	PERMIT VISIT	606	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD	
Year Blt:	1948	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:	1	

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
92	SCREEN HSE	D	Y	1	12x16	A	AV	2006	25.00	T	15	101			4,100		4,100
28	B-BALL C	D	Y	1	60x30	A	AV	2006	1.78	T	15	101			2,700		2,700

More:	N	Total Yard Items:	6,800	Total Special Features:		Total:	6,800
-------	---	-------------------	-------	-------------------------	--	--------	-------

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
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	24.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			24.2%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.90673983
Const Adj.:	1.03275001
Adj \$ / SQ:	88.961
Other Features:	100090
Grade Factor:	1.40
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	649094
Depreciation:	157081
Depreciated Total:	492013

**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												
	RM	S:	7	BR	S:	3	Baths:	3	HB	1		

**REMODELING**

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

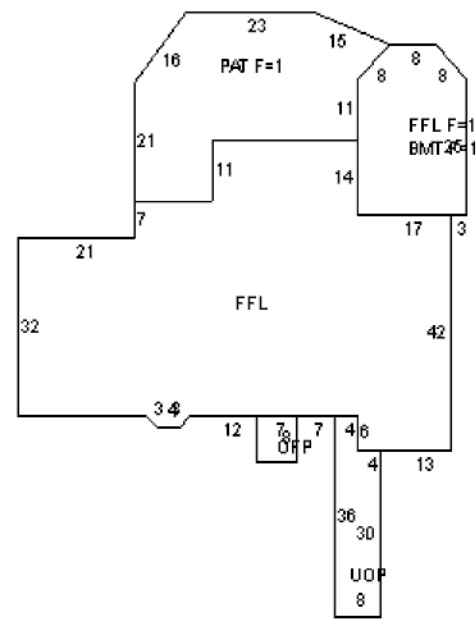
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	468300.0000
Juris. Factor:		Val/Su Fin:		128.53	
Special Features:	0	Val/Su Net:		85.42	
Final Total:	492000	Val/Su SzAd:		128.53	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,828	88.960	340,544	
PAT	PATIO	1,028	7.000	7,196	
BMT	BASEMENT	584	22.240	12,988	
UOP	UNF PORCH	264	7.500	1,980	
OFFP	OPEN PORCH	56	15.000	840	
Net Sketched Area:		5,760	Total:	363,548	
Size Ad	3828	Gross Area	5760	FinArea	3828

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

