



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		CAMBRIDGE TP, LINCOLN
OWNERSHIP		
Owner 1: PARTNERSHIP JPM FAMILY LIMITED		
Owner 2:		
Owner 3:		
Street 1: 1 HOWARD MUNROE PLACE		
Street 2:		
Twn/City: LEXINGTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02420-2258	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	115,700	7,000	0.420	338,200	460,900
Total Card 115,700 7,000 0.420 338,200 460,900					
Total Parcel 115,700 7,000 0.420 338,200 460,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 318.08		/Parcel: 318.08	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	02/08/17
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PREVIOUS OWNER

Owner 1:	YORE JR - GEORGE P
Owner 2:	YORE-BROWN - PAULINE
Street 1:	351 WHEELER ST
Twn/City:	DRACUT
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01826

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	111,300	7000	.42	292,100	410,400	410,400	Year End Roll	9/26/2019
2019	101	FV	111,300	7000	.42	279,200	397,500	397,500	Create Final value 2019	6/4/2019
2018	101	FV	111,300	7000	.42	279,200	397,500	397,500	Year End Roll	9/28/2017
2017	101	FV	114,800	7200	.42	279,200	401,200	401,200	Year End Roll	9/29/2016
2016	101	FV	112,500	7200	.42	271,200	390,900	390,900	Year End Roll	1/14/2016
2015	101	FV	108,100	7200	.42	215,200	330,500	330,500	Year End	10/2/2014
2014	101	FV	107,000	7200	.42	206,600	320,800	320,800	Year End Roll	1/23/2014
2013	101	FV	104,800	7200	.42	202,900	314,900	314,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
YORE JR,GEORGE	64058-6		8/11/2014	DIVORCE/ESTA	280000	No	No	
YORE,GEORGE P	62890-297		11/5/2013	DIVORCE/ESTA	0	No	No	
	9941-457		11/1/1961		17500	No	No	

NARRATIVE DESCRIPTION

This Parcel contains .42 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/4/2003	2831	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		18295		SQUARE FE	PRIME SITE		0	5.5	3.361	R1									338,187						338,200	

Total AC/HA:	0.42000	Total SF/SM:	18295.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	338,187	SpI Credit	Total:	338,200
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EXTERIOR INFORMATION

Type:	2	- BUNGALOW
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1935	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:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	5	- STEAM
# 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	22X22	A	AV	1935	36.00	T	60	101			7,000			7,000

More: N

Total Yard Items: 7,000

Total Special Features:

Total: 7,000

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
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:	AV	- Average	34	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			34	%

CALC SUMMARY

Basic \$ / SQ:	84.00
Size Adj.:	1.16407871
Const Adj.:	0.98970497
Adj \$ / SQ:	96.776
Other Features:	31500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	175331
Depreciation:	59613
Depreciated Total:	115718

COMMENTS

2017 NEWER SIDING & WNDWS.

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:	6	BR:	3
	Baths:	1	HB	

REMODELING

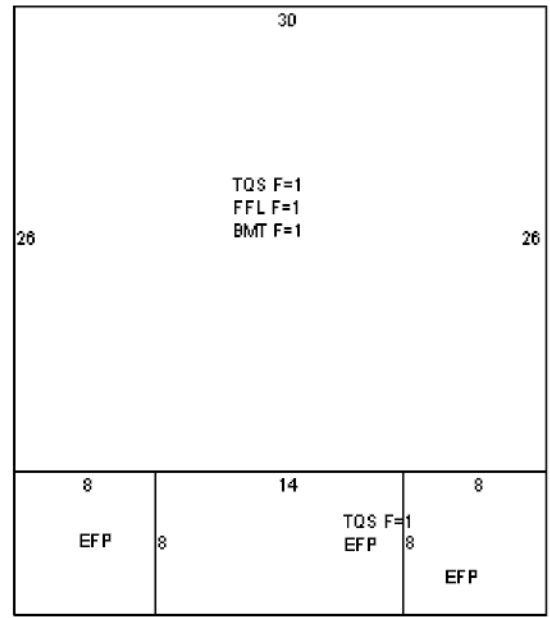
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	780	24.190	18,871	
FFL	1ST FLOOR	780	96.780	75,485	
TQS	3/4 STORY	669	96.780	64,743	
EFP	ENCL PORCH	240	36.000	8,640	
Net Sketched Area:		2,469	Total:	167,739	
Size Ad	1449	Gross Area	2692	FinArea	1449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc