



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		FORESTER RD, LINCOLN

**OWNERSHIP**

Owner 1:	MANOS CHRISTOPHER G
Owner 2:	MANOS LAURIE A
Owner 3:	
Street 1:	1 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 4.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,890						61,900	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									5,760						5,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	508,600	1,400	4.860	627,700	1,137,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 337.04						/Parcel: 337.04	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,200	1400	4.86	627,700	1,129,300	1,129,300	Year End Roll	9/26/2019
2019	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Create Final value 2019	6/4/2019
2018	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Year End Roll	9/28/2017
2017	101	FV	477,000	1400	4.86	579,700	1,058,100	1,058,100	Year End Roll	9/29/2016
2016	101	FV	466,000	1400	4.86	564,500	1,031,900	1,031,900	Year End Roll	1/14/2016
2015	101	FV	453,700	1400	4.86	527,700	982,800	982,800	Year End	10/2/2014
2014	101	FV	421,100	1400	4.86	479,700	902,200	902,200	Year End Roll	1/23/2014
2013	101	FV	412,900	1400	4.86	467,700	882,000	882,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FIRST ATLANTIC	22956-218		3/3/1993	CHANGE IN US	175000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/20/2011	4950	ROOF		C				strip & re-roof dw
11/30/2009	4340	RENOVATI	34,000	C	7/23/2010			install vinyl sidi
6/7/1995	736-95	SHED	2,500	C	3/5/1996			
2/17/1993	201	NEW HOME	275,000	C	12/17/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
3/5/1996	MEAS/EXT INS	606	
2/5/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

PURCHASED AS PART OF OF A LARGER PARCEL .

**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**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:	10	BRs:	4	Baths:	2	HB	1			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

Phys Cond:	AV - Average	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.6%

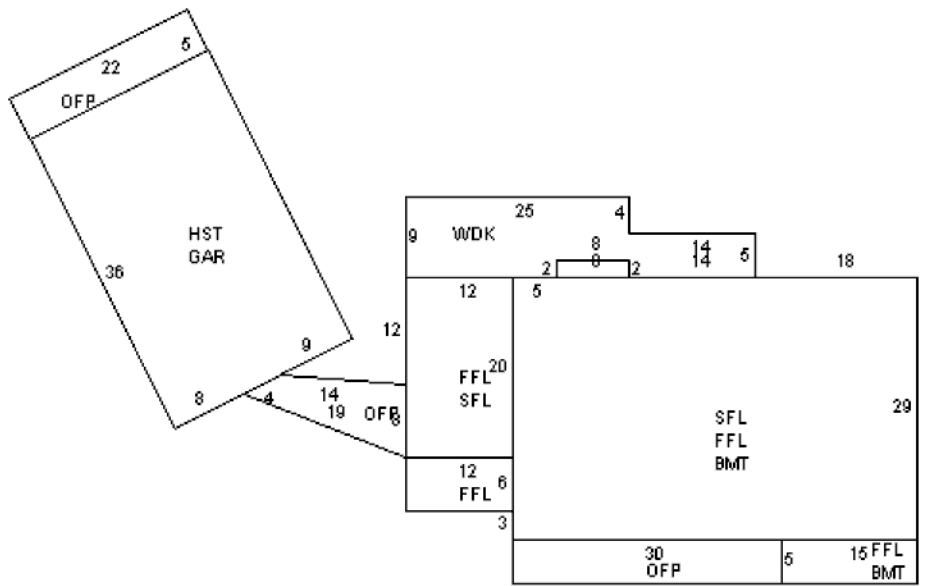
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

**SKETCH**



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:	Yes
% Com Wal:	0	% Sprinkled:	0

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.91515279
Const Adj.:	1.00999999
Adj \$ / SQ:	86.885
Other Features:	54657
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	602659
Depreciation:	94015
Depreciated Total:	508644

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	762400.0000
Juris. Factor:		Val/Su Fin:	150.65		
Special Features:	0	Val/Su Net:	79.07		
Final Total:	508600	Val/Su SzAd:	139.99		

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,692	86.880	147,009	
SFL	2ND FLOOR	1,545	86.880	134,237	
BMT	BASEMENT	1,380	21.720	29,975	
GAR	GARAGE	792	36.000	28,512	
HST	HALF STORY	396	64.290	25,461	
OFFP	OPEN PORCH	348	15.000	5,220	
WDK	WOOD DECK	279	19.360	5,401	
Net Sketched Area:		6,432	Total:	375,815	
Size Ad	3633	Gross Area	6828	FinArea	3376

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65	A	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
2	SHED/FR	D	Y	1	8X16	G	AV	1995	18.75	T	40	101			1,400			1,400

**PARCEL ID** 167 8 0

More:	N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400
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**IMAGE**

*AssessPro* Patriot Properties, Inc

