

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

**OWNERSHIP**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	B MORGAN

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC

Exmpt:

**CONDO INFORMATION**

Location: Phys Cond: Very Good 15.30%  
 Unit #: Functional: %  
 Floor: 1ST FLOOR Economic: %  
 % Own: Special: %  
 Name: Override: %

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	410,000	3,800	1,900	462,700	876,500
<b>Total Card</b>	<b>410,000</b>	<b>3,800</b>	<b>1,900</b>	<b>462,700</b>	<b>876,500</b>
<b>Total Parcel</b>	<b>410,000</b>	<b>3,800</b>	<b>1,900</b>	<b>462,700</b>	<b>876,500</b>

Source: Market Adj Cost Total Assmnt per SQ unit /Card: 299.39 /Parcel: 299.39

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Building Value	Yard Items	Land Size	Land Value	Total Value	Total Assessed
2009	101	310,700	1,600	1.9	485,700	798,000	798,000
2008	101	203,800	1,600	1.9	526,000	731,400	731,400

**SALES INFORMATION**

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

**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	Ass'd Value
10	POOL I-C		Y	1	16X30	A	PR	1967	22.23	T	85	101		EV	1,600			1,600
2	SHED/FR		Y	1	8x10	A	AV	2007	15.00	T	15	101		EV	1,000			1,000
2	SHED/FR		Y	1	8x12	A	AV	2007	15.00	T	15	101		EV	1,200			1,200

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

**LAND SECTION**

Code	Description	Fact	Units	Depth/PrUni	Unit Type	Land Type	Factor	Base	Price	Adj	NBC	N.INF	N.Mod	Inf1	%	Inf2	%	Inf3	%	Appraised	Alt Clas	%	Spec	J	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE			5.76	1.000	EV									460,800						460,800	
101	ONE FAM		0.063		ACRES	EXCESS ACRE			30,000.	1.000	EV									1,890						1,900	

Total AC/HA: 1.89955 Total SF/SM: 82744.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES AVGD Total: 462,690 Spl Credit Total: 462,700 More: N

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade: GOOD (+)  
 Year Blt: 1956 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdic: Fact:  
 Const Mod:  
 Lump Sum Adj:

**Town Of Lincoln**

ParcelID: 22 17 0  
 Pat Acct: 892

**INTERIOR INFORMATION**

Avg Ht/FL: STD  
 Prim Int Wal: PLASTER  
 Sec Int Wall: %  
 Partition: TYPICAL  
 Prim Floors: HARDWOOD  
 Sec Floors: %  
 Bsmnt Flr:  
 Bsmnt Gar: 2  
 Electric: TYPICAL  
 Insulation: TYPICAL  
 Int vs Ext: S  
 Heat Fuel: OIL  
 Heat Type: FORCED H/A  
 # Heat Sys: 1  
 % Heated: 100 % AC: 100  
 Solar HW: NO Central Vac: NO  
 % Com Wal 0 % Sprinkled 0

**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

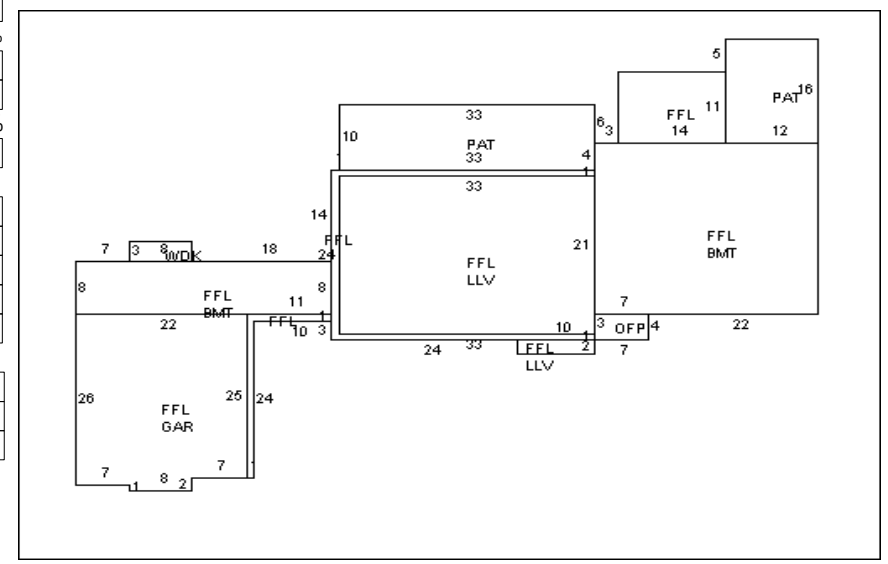
**OTHER FEATURES**

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

**REMODELING**

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

TAX DISTRICT



**BUILDING PERMITS CARD 1 of 1** TOTAL ASSESSED: 876,500

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,684	70.550	189,367	
BMT	BASEMENT	1,018	17.640	17,956	
LLV	LOWR LEVEL	812	61.380	49,842	
GAR	GARAGE	573	36.000	20,628	
PAT	PATIO	522	7.000	3,654	
OPF	OPEN PORCH	28	15.000	420	
Net Sketched Area:		5,661	Total:		
Size Ad	2684.0000	Gross Area	5661	FinArea	2928

**RES BREAKDOWN**

No	Unit	RMS	BRS	FL
	1	9	4	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descip	% Type	Qu	# Ten
LLV	100	FLA	30	A	0

**CALC SUMMARY**

Basic \$ / SQ: 70.00  
 Size Adj.: 0.97354698  
 Const Adj.: 1.03530002  
 Adj \$ / SQ: 70.554  
 Grade Factor: 1.45  
 Other Features: 51025  
 Neighborhood Inf: 1.00000000  
 LUC Factor: 1.00  
 Adj Total: 484015  
 Depreciation: 74054  
 Depreciated Total: 409961  
 Juris. Factor:  
 Special Features: 0  
 Final Total: 410000

**COMMENTS**

Legal Description: 467