Map	Lot	Sublot	Building	Unit	CARD
152	50	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,351,200	/	1,351,200
USE VALUE:	1,351,200	/	1,351,200
ASSESSED:	1,351,200	/	1,351,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		TOWER RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	OUTTEN TR NANCY K
Owner 2:	C/O SUSAN KELLEY-OUTTEN
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	WOODSTOCK
St/Prov:	VT Cntry Own Occ: Y
Postal:	05091 Type:

PREVIOUS OWNER

Owner 1:	OUTTEN TR - NANCY K
Owner 2:	-
Street 1:	PO BOX 6073
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6073

NARRATIVE DESCRIPTION

This parcel contains .65 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1900, having primarily CLAPBOARD Exterior and 2982 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.650	573,300	5,300	772,600	1,351,200
Total Card	0.650	573,300	5,300	772,600	1,351,200
Total Parcel	0.650	573,300	5,300	772,600	1,351,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.08 | /Parcel: 453.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	01/23/25

PREVIOUS ASSESSMENT

Parcel ID 152 50 0

!1788!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	539,300	5900	.65	750,100	1,295,300		Year End Roll	12/2/2024
2024	101	FV	529,200	5900	.65	735,200	1,270,300		Year end	11/9/2023
2023	101	FV	441,900	5900	.65	596,600	1,044,400	1,044,400	Year end	11/3/2022
2022	101	FV	383,900	5900	.65	552,100	941,900	941,900	Year End Roll	10/19/2021
2021	101	FV	400,900	5900	.65	516,000	922,800	922,800	Year End Roll	10/15/2020
2020	101	FV	407,700	5900	.65	451,500	865,100	865,100	Year End Roll	9/26/2019
2019	101	FV	380,100	5900	.65	437,300	823,300	823,300	Create Final va	6/4/2019
2018	101	FV	380,100	5900	.65	437,300	823,300	823,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:07:37

LAST REV

Date	Time
06/02/25	14:48:42
apro	

PAT ACCT. 1788

USER DEFINED

Prior Id # 1:	64 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUTTEN TR,NANCY	63929-55		7/17/2014	FAMILY	99	No	No		
OUTTEN NANCY K,	54287-289		2/12/2010	FAMILY	10	No	No		
NANCY K. OUTTEN	16227-199		6/17/1985	FAMILY	10	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2024	R-24-0198	ADDITION	10,299	O				
10/5/2011	4877	ROOF		C				strip & re-roof dw
11/5/1993	387	SHED	2,500	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2025	MEAS/EXT INS	6	JN
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/20/2007	MEAS/EXT INS	617	D HASCHIG
3/19/1996	MEAS+INSPCTD	606	
12/29/1993	PERMIT VISIT	600	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		28313.4		SQUARE FE	PRIME SITE		0	11.98	2.28	R4									772,638						772,600	

Total AC/HA:	0.64999	Total SF/SM:	28314	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	772,638	Spl Credit		Total:	772,600

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2T - 2T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	3 - GAMBREL
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

OTHER FEATURES

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

COMMENTS

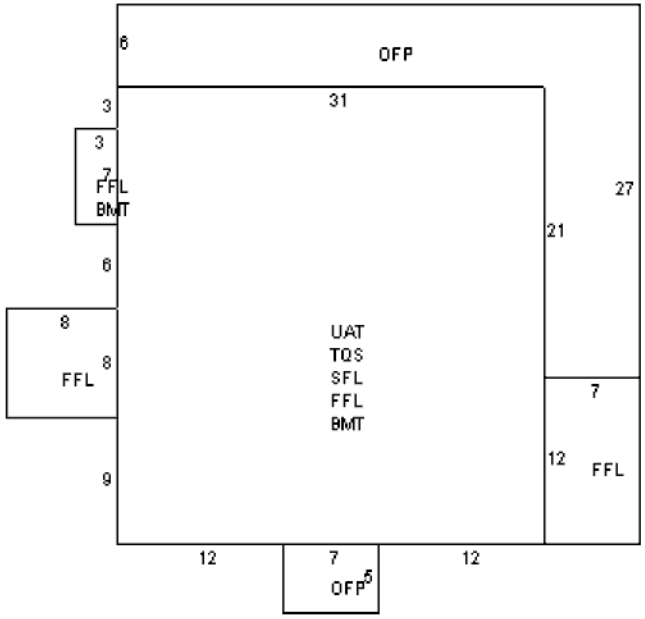
ANN E COUSINS HSE.

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: 5			Baths: 2				HB 1		

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	P		
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

DEPRECIATION

Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

CALC SUMMARY

Basic $ / SQ:	153.00
Size Adj.:	0.95119035
Const Adj.:	0.99970198
Adj $ / SQ:	145.489
Other Features:	50500
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	882019
Depreciation:	308707
Depreciated Total:	573313

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 868326.8292

Juris. Factor:		Before Depr:	232.78
Special Features:	0	Val/Su Net:	124.90
Final Total:	573300	Val/Su SzAd	192.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,192	145.490	173,423
BMT	BASEMENT	1,044	36.370	37,973
SFL	2ND FLOOR	1,023	145.490	148,835
TQS	3/4 STORY	767	145.490	111,626
OFP	OPEN PORCH	410	16.050	6,580
UAT	UNF ATTIC	153	145.490	22,325

Net Sketched Area:	4,590			Total:	500,762
Size Ad	2982.25	Gross Area	5715	FinArea	2982

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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	18x19	A	AV	1910	38.52	T	60	101			5,300			5,300

More: N	Total Yard Items:	5,300	Total Special Featues:		Total: 5,300

PARCEL ID

152 50 0

IMAGE

AssessPro Patriot Properties, Inc