Map	Lot	Sublot	Building	Unit	CARD
155	1	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,416,000	/	1,416,000
USE VALUE:	1,416,000	/	1,416,000
ASSESSED:	1,416,000	/	1,416,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		CONCORD RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	JENSEN TR RICHARD W
Owner 2:	SINGH TR SABITA
Owner 3:	SINGH & JENSEN REV TRUSTS
Street 1:	161 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JENSEN - RICHARD W
Owner 2:	SINGH - SABITA
Street 1:	161 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.98 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1939, having primarily WOOD SHING Exterior and 4189 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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	1.980	583,600	29,000	803,400	1,416,000
Total Card	1.980	583,600	29,000	803,400	1,416,000
Total Parcel	1.980	583,600	29,000	803,400	1,416,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.03 | /Parcel: 338.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/01/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 155 1 0

!2092!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	511,000	27100	1.98	780,200	1,318,300		Year End Roll	12/2/2024
2024	101	FV	500,600	27100	1.98	764,300	1,292,000		Year end	11/9/2023
2023	101	FV	497,200	27100	1.98	704,300	1,228,600	1,228,600	Year end	11/3/2022
2022	101	FV	426,400	27100	1.98	637,100	1,090,600	1,090,600	Year End Roll	10/19/2021
2021	101	FV	392,900	27100	1.98	564,300	984,300	984,300	Year End Roll	10/15/2020
2020	101	FV	365,400	27100	1.98	512,300	904,800	904,800	Year End Roll	9/26/2019
2019	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Create Final va	6/4/2019
2018	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	17:47:11

LAST REV	
Date	Time
02/16/21	16:29:28
blakeley	

USER DEFINED

Prior Id # 1:	82 13 2
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

PAT ACCT. 2092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENSEN,RICHARD	76815-437		1/28/2021	CONVENIENC	10	No	No		
JENSEN TR,RICHA	76264-123		11/25/2020	CONVENIENC	10	No	No		
JENSEN,RICHARD	73319-136		9/23/2019	FAMILY	10	No	No		
Masonic Health	59543-401		7/18/2012	MULTI-PARCEL	800,000	No	No		
SCHEFF BENSON H	58307-527		1/18/2012	MULTI-PARCEL	703,000	No	No		
ROBERT M. MALLO	12038-39		7/19/1971		75,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	6371	APARTMEN		C	4/16/2016			Amend permit #5755
5/22/2014	5755	RENOVATI	90,000	C	5/29/2015			Renovate kitchen a
11/21/2001	2399	MANUAL	27,000	C	5/1/2002			sunroom
9/21/2001	2348	MANUAL	25,000	C	5/1/2002			deck, replace stai
3/28/2001	2180	ADDITION	80,000	C	5/1/2002			2 bedrooms and enl

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
12/1/2008	MEAS/EXT INS	25	D ERSKINE
5/1/2002	MEAS/EXT INS	613	
6/15/2001	MEAS+INSPCTD	613	
1/20/1996	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 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,005						5,000	

Total AC/HA:	1.97955	Total SF/SM:	86229	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	803,405	Spl Credit		Total:	803,400

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

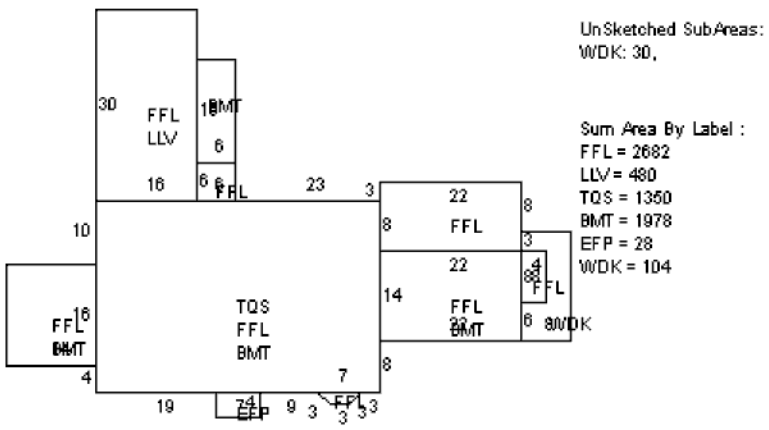
OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

COMMENTS

9/2012 Combined 82-13-1 with this parcel.

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:	9	BRs:	5	Baths:	2	HB					

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:			
Subfloor:			
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.91240358
Const Adj.:	0.99970198
Adj $ / SQ:	136.820
Other Features:	75216
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773027
Depreciation:	189392
Depreciated Total:	583635

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	781780.2020

Juris. Factor:		Before Depr:	150.50
Special Features:	0	Val/Su Net:	92.41
Final Total:	583600	Val/Su SzAd	157.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,682	136.820	366,951
BMT	BASEMENT	1,978	42.760	84,572
TQS	3/4 STORY	1,013	136.820	138,530
LLV	LOWR LEVEL	480	68.410	32,837
WDK	WOOD DECK	134	26.630	3,568
EFP	ENCL PORCH	28	38.520	1,079

Net Sketched Area:	6,315			Total:	627,537
Size Ad	3694.5	Gross Area	6652	FinArea	4189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155 1 0

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	22X24	A	AV	1945	38.52	T	60	101			8,100			8,100
6	CARPORT	D	Y	1	24X40	A	AV	1945	23.54	T	60	101			9,000			9,000
3	GARAGE	D	Y	1	16X24	A	FR	1945	38.52	T	80	101			3,000			3,000
3	GARAGE	D	Y	1	24X24	A	AV	1950	38.52	T	60	101			8,900			8,900

More:	N	Total Yard Items:	29,000	Total Special Featues:	
				Total:	29,000

IMAGE

AssessPro Patriot Properties, Inc