	Total Card /	Total Parcel
APPRAISED:	**358,100** /	**12,376,900**
USE VALUE:	**358,100** /	**12,376,900**
ASSESSED:	**358,100** /	**12,376,900**

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-47		WELLS RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	354,600	3,500		358,100

OWNERSHIP

Unit #:

Owner 1:	NEW LINCOLN WOODS LLC
Owner 2:	C/O RYAN LLC
Owner 3:	ONE INTERNATIONAL PLACE
Street 1:	100 OLIVER STREET SUITE 1840
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02110		Type:	

	Land Size	Building Value	Yard Items	Land Value	Total Value
Total Card	0.000	354,600	3,500		358,100
Total Parcel	0.000	9,926,700	75,200	2,375,000	12,376,900

Source: Market Adj Cost Total Value per SQ unit /Card: 58.11 /Parcel: 100.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref

GIS Ref

Insp Date
09/12/13

!2110!

PREVIOUS ASSESSMENT

Parcel ID 162 40 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/26/25	17:50:42

LAST REV

Date	Time
08/02/22	14:34:29
apro	

USER DEFINED

Prior Id # 1:	83 3 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:	

PREVIOUS OWNER

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

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2110

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as APTS >8 with a APRTMNT-TH Building built about 1974, having primarily WOOD SHING Exterior and 6162 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2013	MEAS/EXT INS	25	D ERSKINE
8/17/1994	MEAS/EXT INS	185	
7/8/1994	INSPECTED	600	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-4	Planned Dev	100	water	1	TYPCL
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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
112	APTS >8		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	112	APTS >8	Prime NB Desc	RES CAT 4	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Field	Value
Type:	85 - APRTMNT-TH
Sty Ht:	2 - 2
(Liv) Units:	6	Total: 128
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt: 1974	Eff Yr Blt: 1995
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	10 - PARQUET 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	6	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Field		Rating
Kits:	6	GOOD
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	GD - Good	22. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22 %

COMMENTS

BLDG 1=COMMUNITY BLDG FOUR FURNACES FOR ENTIRE COMPLEX125 UNITS .

RESIDENTIAL GRID

1st Res Grid Desc: Line 1   # Units 6

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 24		BRs: 12		Baths: 6		HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
6	4	2	M
Totals			
6	24	12	

CALC SUMMARY

Field	Value
Basic $ / SQ:	56.00
Size Adj.:	0.92982799
Const Adj.:	0.93071502
Adj $ / SQ:	48.463
Other Features:	147750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454659
Depreciation:	100025
Depreciated Total:	354634

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	354600
Before Depr:	48.46
Val/Su Net:	53.10
Val/Su SzAd	57.55

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,081	48.460	149,313
SFL	2ND FLOOR	3,081	48.460	149,313
STG	STORAGE	384	16.050	6,163
OFP	OPEN PORCH	132	16.050	2,119

Net Sketched Area:	6,678	Total:	306,908
Size Ad	6162	Gross Area	6678	FinArea	6162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 162 40 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
19	PATIO	A	Y	5	8X11	A	AV	1974	14.98	T	70	112			2,000			2,000
22	WOOD DK	A	Y	1	12X10	G	GD	1974	34.94	T	65	112			1,500			1,500

More: N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500