Total Card / Total Parcel
APPRAISED: **547,600 / 12,376,900**
USE VALUE: **547,600 / 12,376,900**
ASSESSED: **547,600 / 12,376,900**

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81-87		WELLS RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	546,000	1,600		547,600
Total Card	0.000	546,000	1,600		547,600
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: 139.55   /Parcel: 100.18

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Insp Date	10/01/13
Land Unit Type:	

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:

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

!2110!

PRINT

Date	Time
09/26/25	17:51:29

LAST REV

Date	Time
08/02/22	14:37:36
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-GN Building built about 1974, having primarily WOOD SHING Exterior and 3924 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 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
10/1/2013	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:	83 - APRTMNT-GN
Sty Ht:	2 - 2
(Liv) Units:	4	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:	

BATH FEATURES

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

OTHER FEATURES

Field		Rating	
Kits:	4	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

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

CONDO INFORMATION

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

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

DEPRECIATION

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

CALC SUMMARY

Field	Value
Basic $ / SQ:	162.00
Size Adj.:	1.00387359
Const Adj.:	0.93071502
Adj $ / SQ:	151.360
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700012
Depreciation:	154003
Depreciated Total:	546009

COMMENTS

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

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1		# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 16		BRs: 8		Baths: 4				HB		

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	M
Totals			
4	16	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.36
Special Features:	0	Val/Su Net:	124.20
Final Total:	546000	Val/Su SzAd	139.14

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,962	151.360	296,968
SFL	2ND FLOOR	1,962	151.360	296,968
STG	STORAGE	384	16.050	6,163
OFP	OPEN PORCH	88	16.050	1,412

Net Sketched Area:	4,396		Total:	601,511
Size Ad	3924	Gross Area	4396	FinArea	3924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

162 40 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
19	PATIO	A	Y	4	8X11	A	AV	1974	14.98	T	70	112			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600