Total Card / Total Parcel
- APPRAISED: 890,800 / 890,800
- USE VALUE: 890,800 / 890,800
- ASSESSED: 890,800 / 890,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		LINCOLN RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.890	82,700		808,100	890,800
Total Card	2.890	82,700		808,100	890,800
Total Parcel	2.890	82,700		808,100	890,800

Source: Market Adj Cost   Total Value per SQ unit /Card: 613.08   /Parcel: 613.08

Legal Description
1518

User Acct
0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
08/20/13

OWNERSHIP
Unit #:

Owner 1:	DEPASQUALE BRIAN
Owner 2:	MARTIN KRISTIN AKEMI
Owner 3:	
Street 1:	102 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	01773-3800	Type:	

PREVIOUS OWNER

Owner 1:	LESSELL - EPHRAIM MATTHEW
Owner 2:	-
Street 1:	102 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry:
Postal:	01773-3800

PREVIOUS ASSESSMENT

Parcel ID: 162 5 0

!2115!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	72,300	0	2.89	784,900	857,200		Year End Roll	12/2/2024
2024	101	FV	106,200	0	2.89	768,300	874,500		Year end	11/9/2023
2023	101	FV	105,500	0	2.89	748,300	853,800	853,800	Year end	11/3/2022
2022	101	FV	65,900	0	2.89	693,100	759,000	759,000	Year End Roll	10/19/2021
2021	101	FV	59,500	0	2.89	648,300	707,800	707,800	Year End Roll	10/15/2020
2020	101	FV	55,300	0	2.89	672,300	727,600	727,600	Year End Roll	9/26/2019
2019	101	FV	145,900	0	2.89	654,700	800,600	800,600	Create Final va	6/4/2019
2018	101	FV	145,900	0	2.89	654,700	800,600	800,600	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	17:52:45

LAST REV
Date	Time
07/23/24	15:13:53

apro

PAT ACCT. 2115

USER DEFINED

Prior Id # 1:	84 11 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:	

NARRATIVE DESCRIPTION

This parcel contains 2.89 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1910, having primarily BRICK Exterior and 1453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LESSELL,EPHRAIM	81286-217		2/28/2023	CHD>SALE	685,000	No	No		Home under reconstruction
TANABE,STEVEN M	71199-121		6/22/2018	CHD>SALE	590,000	No	No		
PEARLMAN ROBERT	31879-307		9/29/2000		537,000	No	No		
CARROLL, MARJOR	15712-253		8/1/1984		160,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2018	7030	ROOF	16,000	C	5/18/2018			Repair roof
10/13/2006	3539	RENO-ADD	90,000	C	6/8/2007			Con porch to liv s
9/20/2006	3523	DEMOLITI		C	6/8/2007			remove detached ga
12/7/2004	3101	RENOVATI	10,000	C	5/28/2005			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
5/28/2005	MEAS/EXT INS	615	
4/3/1996	MEAS+INSPCTD	606	
12/1/1984	INSPECTED	601	

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

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		0.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									2,905						2,900	
101	ONE FAM		0.97		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									6,790						6,800	Wetland

| Total AC/HA: 2.88955 | Total SF/SM: 125869 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 3 | Total: 808,095 | Spl Credit | Total: 808,100 |

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	1 - WOOD SHI 35 %
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:	P
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

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	PR - Poor	52.	%
Functional:			%
Economic:			%
Special:	OB - OBSERVE	50.	%
Override:			%
	Total:	76.25	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.16293871
Const Adj.:	1.06641006
Adj $ / SQ:	186.025
Other Features:	34500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348138
Depreciation:	265455
Depreciated Total:	82683

COMMENTS

INCLUDES 94-7 (.01 AC.) SETBACK   .

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:	5		BRs:	2		Baths:	1	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 657789.2562

Juris. Factor:		Before Depr:	186.03
Special Features:	0	Val/Su Net:	34.62
Final Total:	82700	Val/Su SzAd	56.92

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	904	46.510	42,042
FFL	1ST FLOOR	904	186.030	168,167
SFL	2ND FLOOR	549	186.030	102,128
WDK	WOOD DECK	32	40.660	1,301

Net Sketched Area:	2,389		Total:	313,638
Size Ad	1453	Gross Area	2450	FinArea	1453

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162 5 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	