| Map | Lot | Sublot | Building | Unit | CARD |
|---|---|---|---|---|---|
| 162 | 49 | 0 | | | 1 of 1 |

RESIDENTIAL

# Town Of Lincoln

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 2,837,800 | / | 2,837,800 |
| USE VALUE: | 2,837,800 | / | 2,837,800 |
| ASSESSED: | 2,837,800 | / | 2,837,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 101 | | LINCOLN RD, LINCOLN |

## OWNERSHIP

Unit #:

| | | | |
|---|---|---|---|
| Owner 1: | GALLO ROGER E | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 101 LINCOLN RD | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 01773-3805 | Type: | |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | OROURKE PAUL C - |
| Owner 2: | OROURKE MARILYN - |
| Street 1: | 101 LINCOLN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3805 |

## NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily WOOD SHING Exterior and 5180 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 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 | 1.847 | 1,879,300 | | 958,500 | 2,837,800 |
| Total Card | 1.847 | 1,879,300 | | 958,500 | 2,837,800 |
| Total Parcel | 1.847 | 1,879,300 | | 958,500 | 2,837,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.84 | /Parcel: 547.84

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 0 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/22/08 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 162 49 0

!2125!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2025 | 101 | FV | 1,768,800 | 0 | 1.847 | 930,500 | 2,699,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,705,800 | 0 | 1.847 | 912,100 | 2,617,900 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,468,200 | 0 | 1.847 | 740,100 | 2,208,300 | 2,208,300 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,265,600 | 0 | 1.847 | 684,900 | 1,950,500 | 1,950,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,223,300 | 0 | 1.847 | 640,100 | 1,863,400 | 1,863,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,259,400 | 0 | 1.847 | 664,100 | 1,923,500 | 1,923,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,265,000 | 0 | 1.847 | 646,500 | 1,911,500 | 1,911,500 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 1,265,000 | 0 | 1.847 | 646,500 | 1,911,500 | 1,911,500 | Year End Roll | 9/28/2017 |

**PRINT**

| Date | Time |
|---|---|
| 09/26/25 | 17:54:05 |

**LAST REV**

| Date | Time |
|---|---|
| 05/23/19 | 14:31:37 |
| blakeley | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 84 6 5 |
| 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. 2125

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| OROURKE PAUL C, | 43374-458 | | 7/27/2004 | | 1,771,500 | No | No | | |
| COUNTRYSIDE CON | 16656-169 | | 12/20/1985 | | 725,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/26/2018 | 6983 | MANUAL | 1,737 | C | | | | Weatherization & a |
| 3/1/2017 | 6677 | SHEET MT | 1,500 | C | | | | Sheet metal work f |
| 1/4/2017 | 6657 | KITCHEN | 140,000 | C | 11/8/2018 | | | Remodel the kitche |
| 11/23/2015 | 6294 | RENOVATI | 38,000 | C | 11/8/2018 | | | Remove existing de |
| 11/28/2012 | 5253 | SOLAR PA | 45,325 | C | | | | install roof mount |
| 3/26/2008 | 3898 | RENOVATI | 35,660 | C | 5/26/2009 | | | remodel 3 season p |
| 8/30/2004 | 3021 | RENOVATI | 10,000 | C | 5/28/2005 | | | reno base to plyrm |
| 8/19/1998 | 1496 | ROOF | 14,000 | C | 3/20/1999 | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/19/2018 | PERMIT VISIT | 622 | K Cuoco |
| 6/7/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/26/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 5/22/2008 | MEAS/EXT INS | 100 | |
| 5/28/2005 | MEAS/EXT INS | 615 | |
| 4/19/2005 | MEAS/EXT INS | 600 | |
| 3/20/1999 | MEAS/EXT INS | 602 | |
| 3/29/1996 | MEAS/EXT INS | 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 | 11.98 | 1.00 | R4 | | | | | | | | | 958,400 | | | | | | 958,400 | |
| 101 | ONE FAM | | 0.01 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R4 | | | | | | | | | 70 | | | | | | 100 | Wetland |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 1.84655 | Total SF/SM: | 80436 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 958,470 | Spl Credit | | Total: | 958,500 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - CONTEMPORARY | | |
| Sty Ht: | 2 - 2 | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - CONCRETE | | |
| 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 | 4 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | AVERAGE |
| A HBth: | | Rating: | |
| OthrFix: | 4 | Rating: | AVERAGE |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

## COMMENTS

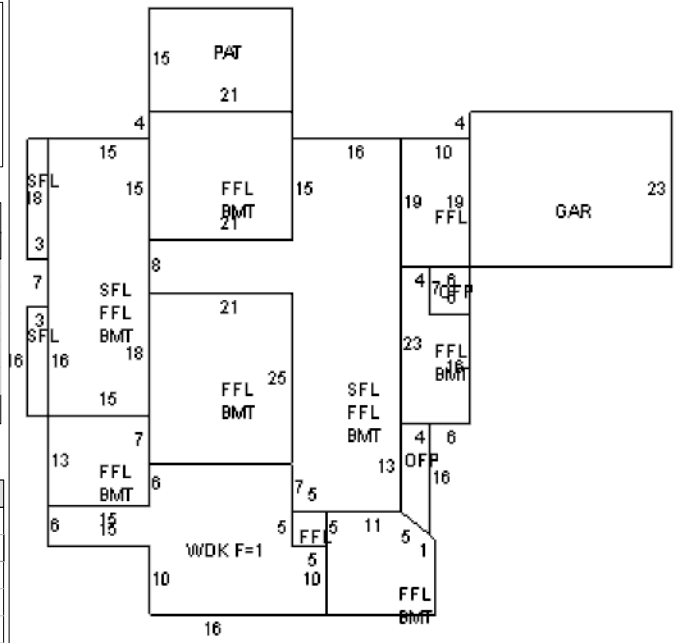
FFL,BMT,WDK,OFP ANGLED .

## 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: | 12 | BRs: | 4 | Baths: | 4 | HB | 0 | | | | |

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | A - VERY GOOD | | |
| Year Blt: | 1986 | 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 | 12 | 4 | |
| Totals | | | |
| 1 | 12 | 4 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - PLASTER | | |
| Sec Int Wall: | | | % |
| Partition: | E - EXTNSIVE | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 14 - HVAC | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | 0 | % Sprinkled | 0 |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 9.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 167.00 |
| Size Adj.: | 0.86583012 |
| Const Adj.: | 1.05059993 |
| Adj $ / SQ: | 151.910 |
| Other Features: | 80563 |
| Grade Factor: | 2.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 2065183 |
| Depreciation: | 185866 |
| Depreciated Total: | 1879316 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 1350498.648 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 303.82 |
| Special Features: | 0 | Val/Su Net: | 186.31 |
| Final Total: | 1879300 | Val/Su SzAd | 362.80 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 3,415 | 151.910 | 518,773 |
| BMT | BASEMENT | 3,200 | 37.980 | 121,528 |
| SFL | 2ND FLOOR | 1,765 | 151.910 | 268,121 |
| GAR | GARAGE | 690 | 38.520 | 26,579 |
| WDK | WOOD DECK | 602 | 17.780 | 10,704 |
| PAT | PATIO | 315 | 14.980 | 4,719 |
| OFP | OPEN PORCH | 100 | 16.050 | 1,605 |
| | Net Sketched Area: | 10,087 | Total: | 952,029 |
| Size Ad | 5180 | Gross Area | 10087 | FinArea 5180 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## PARCEL ID

162 49 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

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