Map	Lot	Sublot	Building	Unit	CARD
152	45	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,722,200	/	1,722,200
USE VALUE:	1,722,200	/	1,722,200
ASSESSED:	1,722,200	/	1,722,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PEIRCE HILL RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	URION DAVID K	
Owner 2:	CHOATE DEBORAH	
Owner 3:		
Street 1:	3 PEIRCE HILL RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3201	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1875, having primarily CLAPBOARD Exterior and 3051 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 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	2.300	739,500	19,500	963,200	1,722,200
Total Card	2.300	739,500	19,500	963,200	1,722,200
Total Parcel	2.300	739,500	19,500	963,200	1,722,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.40 | /Parcel: 564.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/27/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152 45 0

!2143!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	696,000	18200	2.3	935,200	1,649,400		Year End Roll	12/2/2024
2024	101	FV	683,300	18200	2.3	916,100	1,617,600		Year end	11/9/2023
2023	101	FV	573,800	18200	2.3	744,100	1,336,100	1,336,100	Year end	11/3/2022
2022	101	FV	484,000	18200	2.3	688,900	1,191,100	1,191,100	Year End Roll	10/19/2021
2021	101	FV	504,600	18200	2.3	644,100	1,166,900	1,166,900	Year End Roll	10/15/2020
2020	101	FV	512,900	18200	2.3	668,100	1,199,200	1,199,200	Year End Roll	9/26/2019
2019	101	FV	478,600	18200	2.3	650,500	1,147,300	1,147,300	Create Final va	6/4/2019
2018	101	FV	478,600	18200	2.3	650,500	1,147,300	1,147,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:56:31

LAST REV

Date	Time
06/14/19	13:35:27
blakeley	

USER DEFINED

Prior Id # 1:	85 2 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON, JEAN R.	20099-156		9/27/1989		695,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2019	R-19-0008	MANUAL	6,000	C	5/7/2019			Repair rotted fasc
9/12/2011	4853	ROOF		C				strip & re-roof dw
2/9/2009	4123	ROOF		C				STRIP & RE-ROOF
2/9/2000	1877	RENOVATI	23,000	C	6/12/2000			kitchen 6/12/00

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/12/2000	MEAS+INSPCTD	611	
9/28/1995	MEAS+INSPCTD	606	
11/6/1991	INSPECTED	601	

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		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,855						1,900	
101	ONE FAM		0.41		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,870						2,900	Wetland

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	963,125	Spl Credit		Total:	963,200

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

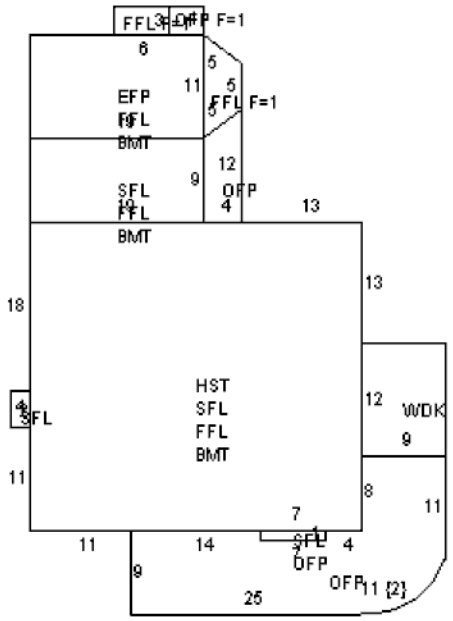
SARAH H PIERCE HSE.

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: 8		BRs: 4			Baths: 1				HB 2		

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
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

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

CALC SUMMARY

Basic $ / SQ:	153.00
Size Adj.:	0.91731733
Const Adj.:	1.00979996
Adj $ / SQ:	141.725
Other Features:	60750
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	979502
Depreciation:	239978
Depreciated Total:	739524

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1072888.223

Juris. Factor:		Before Depr:	226.76
Special Features:	0	Val/Su Net:	125.53
Final Total:	739500	Val/Su SzAd	206.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,618	141.720	229,311
BMT	BASEMENT	1,568	35.430	55,556
SFL	2ND FLOOR	1,374	141.720	194,730
HST	HALF STORY	594	90.700	53,878
OFP	OPEN PORCH	420	16.050	6,741
EFP	ENCL PORCH	209	38.520	8,051
WDK	WOOD DECK	108	29.370	3,171
Net Sketched Area:		5,891	Total:	551,438
Size Ad	3586	Gross Area	6485	FinArea 3051

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	90	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

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
32	BARN/LFT	D	Y	1	810	A	AV	1875	48.15	T	60	101			15,600			15,600
4	GARAGE/L	D	Y	1	324	A	AV	1875	29.96	T	60	101			3,900			3,900

More: N	Total Yard Items:	19,500	Total Special Featues:		Total: 19,500

PARCEL ID

152 45 0

IMAGE

AssessPro Patriot Properties, Inc