

173

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,039,100 / 1,039,100
USE VALUE: 1,039,100 / 1,039,100
ASSESSed: 1,039,100 / 1,039,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 155, SOUTH GREAT RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Twn/City, St/Prov, Postal, Type. Owners: ART TR SUZANNE, ART TR ROBERT J, SUZANNE ART REVOCABLE TRUST

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Twn/City, St/Prov, Postal. Owners: ART - SUZANNE, ART - ROBERT J

NARRATIVE DESCRIPTION

This parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1942, having primarily WOOD SHING Exterior and 2620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes Septic, Exmpt, Topo, Street, Gas.

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infl, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Total Card: 1.120, 414,100, 6,200, 618,800, 1,039,100

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows from 2018 to 2025

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Sales from 1972 to 2014

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Permits from 2004 to 2011

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type. Legal Description: 2885

Parcel ID

Table with columns: Parcel ID, Asses'd Value, Notes, Date. Parcel ID: 173 10 0

PAT ACCT.

Table with columns: Date, Result, By, Name. Activity from 1991 to 2015

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Activity from 1991 to 2015

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Prior Id # 1: 96 32 0

Total AC/HA: 1.12000 Total SF/SM: 48787 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 618,774 Spl Credit Total: 618,800

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(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:			

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	S		
Heat Fuel:	2	-	GAS
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

Full Bath:	2	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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	-	Good	24.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				24.5%

CALC SUMMARY

Basic \$ / SQ:	158.00
Size Adj.:	0.97900760
Const Adj.:	1.01999998
Adj \$ / SQ:	157.777
Other Features:	62167
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548497
Depreciation:	134382
Depreciated Total:	414115

COMMENTS

SOUTH SCHOOL.

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	RM:	8	BR:	4	Bath:	2	HB					

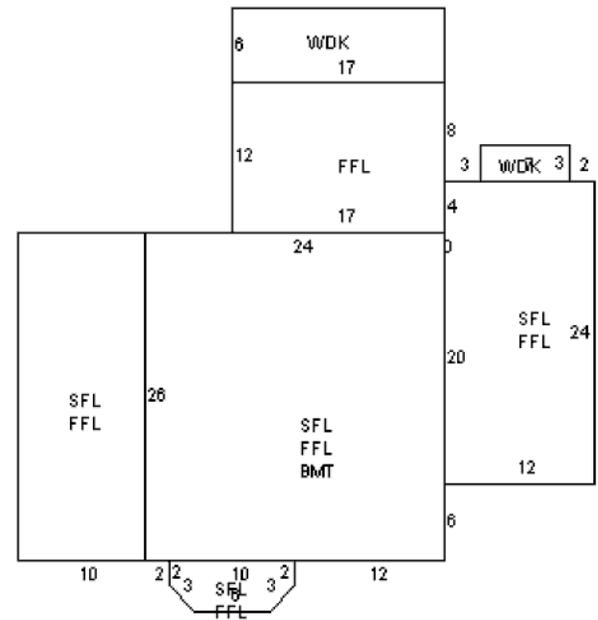
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,412	157.780	222,781	
SFL	2ND FLOOR	1,208	157.780	190,594	
BMT	BASEMENT	499	39.440	19,691	
WDK	WOOD DECK	123	27.640	3,400	
Net Sketched Area:		3,242	Total:	436,466	
Size Ad	2620	Gross Area	3367	FinArea	2620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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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
3	GARAGE	D	Y	1	400	A	AV	1942	38.52	T	60	101			6,200			6,200

PARCEL ID

173 10 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	6,200	Total Special Features:		Total:	6,200
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