



PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1: WERMINGHAUSEN MARTIN
 Owner 2: WERMINGHAUSEN ALMUT
 Owner 3:
 Street 1: 141 SOUTH GREAT ROAD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	272,300	5,500	3.807	554,200	832,000
Total Card 272,300 5,500 3.807 554,200 832,000					
Total Parcel 272,300 5,500 3.807 554,200 832,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 338.54		/Parcel: 338.54	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date 05/01/17	

PREVIOUS OWNER

Owner 1: FOSTER - GERALD L
 Owner 2: -
 Street 1: 141 SOUTH GREAT RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4120

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	272,300	5500	3.807	554,200	832,000	832,000	Year End Roll	9/28/2017
2017	101	FV	263,300	8900	3.807	523,800	796,000	796,000	Year End Roll	9/29/2016
2016	101	FV	261,000	8900	3.807	508,600	778,500	778,500	Year End Roll	1/14/2016
2015	101	FV	254,000	8900	3.807	471,800	734,700	734,700	Year End	10/2/2014
2014	101	FV	233,300	8900	3.807	423,800	666,000	666,000	Year End Roll	1/23/2014
2013	101	FV	228,700	8900	3.807	411,800	649,400	649,400	Year End Roll	10/25/2012
2012	101	FV	243,100	8900	3.81	436,900	688,900	688,900	Year End	1/26/2012
2011	101	FV	248,100	8900	3.81	443,800	700,800	700,800	Year End	2/10/2011

NARRATIVE DESCRIPTION

This Parcel contains 3.807 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FOSTER,GERALD L	62920-330		11/13/2013		917500	No	No			
FOSTER GERALD L	45829-193		8/10/2005	CONVENIENC		1	No	No		
SELFRIDGE OLIVE	12964-258		4/22/1976		68500	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/6/2018	6997	WINDOWS	15,612	C				Replace 7 windows
6/10/1993	260	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/12/1996	MEAS+INSPCTD	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infl	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.97		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									11,820						11,800	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.80655	Total SF/SM: 165813.31	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 554,220	Spl Credit	Total: 554,200
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1920
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
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:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

COMMENTS

SETBACK STUDIO ABOVE GARAGE ELECTRIC ONLY

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:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1983
Kitchen:	1992
Baths:	1983
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 30%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		
Economic:		
Special:		
Override:		
Total:		34%

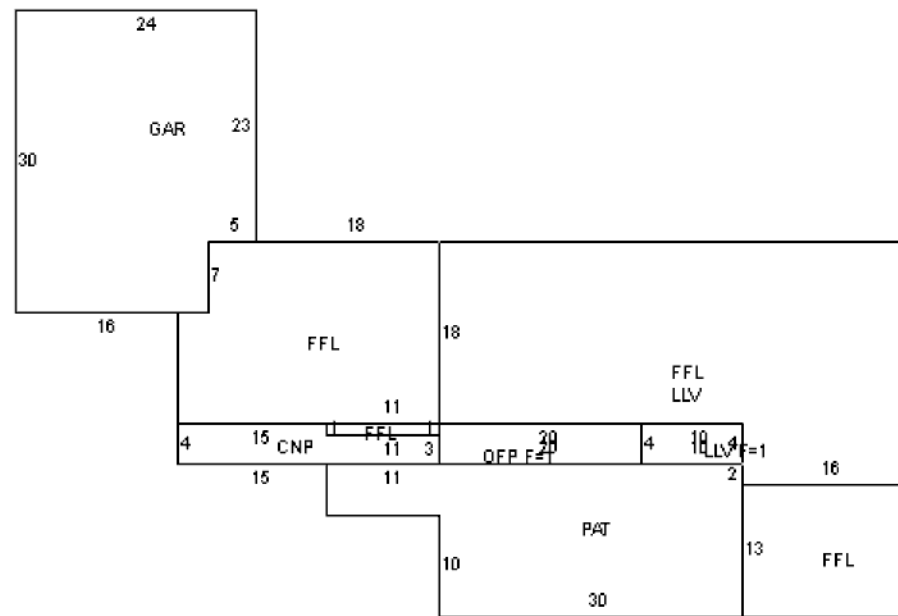
CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.12735844
Const Adj.:	1.01399994
Adj \$ / SQ:	104.026
Other Features:	53750
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	412633
Depreciation:	140295
Depreciated Total:	272338

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 739394.5378
Juris. Factor:		Val/Su Fin:		110.78
Special Features:	0	Val/Su Net:		69.52
Final Total:	272300	Val/Su SzAd:		171.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,590	104.030	165,401
LLV	LOWR LEVEL	964	122.230	117,830
GAR	GARAGE	685	36.000	24,660
PAT	PATIO	505	7.000	3,535
CNP	CANOPY	93	22.000	2,046
QFP	OPEN PORCH	80	15.000	1,200
Net Sketched Area:		3,917	Total:	314,672
Size Ad	1590	Gross Area	3917	FinArea 2458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
LLV	100	FLA		90	A

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
5	GARAGE/2S	A	Y	1	322	A	AV	1978	32.00	T	46.5	101			5,500		5,500

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,500	Total Special Features:		Total:	5,500
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