



PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	BERGER ALAN M
Owner 2:	REITER ELAINE
Owner 3:	
Street 1:	30 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BEDELL MARY B -
Owner 2:	ROBINSON JOHN D -
Street 1:	30 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4511

NARRATIVE DESCRIPTION

This Parcel contains 1.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily STUCCO Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		57499		SQUARE FE	PRIME SITE		0	8.08	1.274	R4									591,858						591,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	279,600	500	1.320	591,900	872,000		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.70						/Parcel: 339.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	279,600	500	1.32	591,900	872,000	872,000	Year End Roll	9/28/2017
2017	101	FV	274,900	500	1.32	586,000	861,400	861,400	Year End Roll	9/29/2016
2016	101	FV	272,600	500	1.32	569,200	842,300	842,300	Year End Roll	1/14/2016
2015	101	FV	265,500	500	1.32	526,700	792,700	792,700	Year End	10/2/2014
2014	101	FV	246,700	500	1.32	490,800	738,000	738,000	Year End Roll	1/23/2014
2013	101	FV	242,000	500	1.32	476,100	718,600	718,600	Year End Roll	10/25/2012
2012	101	FV	242,000	500	1.32	494,400	736,900	736,900	Year End	1/26/2012
2011	101	FV	246,700	500	1.32	511,300	758,500	758,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEDELL MARY B,	52787-362		5/18/2009		770000	No	No			
BEDELL MARY B,	37314-96		12/10/2002	CONVENIENC	99	No	No			
HENNESSEY JOHN	27872-111		11/14/1997		544000	No	No			
LYTLE, WILLIAM	26193-179		4/2/1996		512000	No	No			
STANZLER ALAN	14305-311		6/1/1981		160000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2009	4217	RENOVATI	60,000	C	11/23/2009			reno 2 bths; kit a
4/29/1993	226	ADDITION	22,500	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
2/29/1996	ENTRY DENIED	606	J SMITH
12/27/1993	PERMIT VISIT	600	PA
12/22/1993	LEFT NOTICE	600	PA
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.32000	Total SF/SM:	57499.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	591,858	Spl Credit	Total:	591,900
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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:	6 - STUCCO
Sec Wall:	
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact.:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
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:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	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
2	SHED/FR	D	Y	1	8x8	A	AV	1990	15.00	T	50	101			500			500

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

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:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		
Economic:		
Special:		0.0%
Override:		
Total:		22.4%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.98373586
Const Adj.:	0.95930994
Adj \$ / SQ:	85.877
Other Features:	61148
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	360357
Depreciation:	80720
Depreciated Total:	279637

COMMENTS

INCL 110-28.01 (.04AC) .

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	7	BR	3	Bath	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

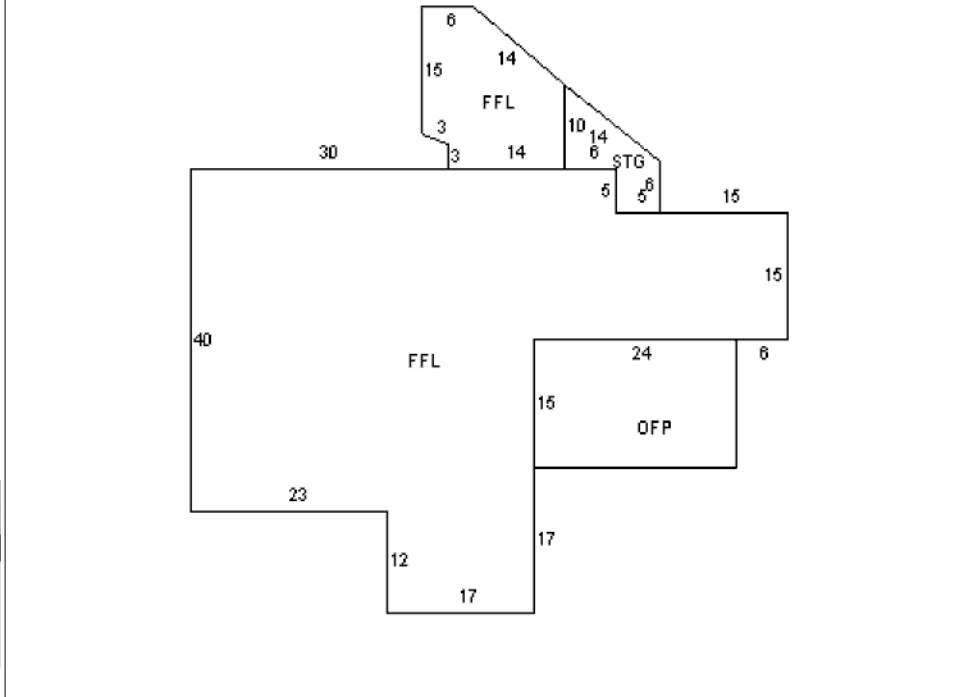
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	804634.2741
Juris. Factor:		Val/Su Fin:		108.92	
Special Features:	0	Val/Su Net:		92.80	
Final Total:	279600	Val/Su SzAd:		108.92	

PARCEL ID

181 15 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,567	85.880	220,447	
OFF	OPEN PORCH	360	15.000	5,400	
STG	STORAGE	86	15.000	1,290	
Net Sketched Area:		3,013	Total:	227,137	
Size Ad	2567	Gross Area	3013	FinArea	2567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc