



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ECKHARDT HOMER D
Owner 2:	
Owner 3:	
Street 1:	27 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4510 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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:						
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		65340		SQUARE FE	PRIME SITE		0	8.08	1.157	R4									610,864						610,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	149,400	600	1.500	610,900	760,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 429.89						/Parcel: 429.89	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	149,400	600	1.5	610,900	760,900	760,900	Year End Roll	9/28/2017
2017	101	FV	146,800	600	1.5	604,800	752,200	752,200	Year End Roll	9/29/2016
2016	101	FV	145,400	600	1.5	587,400	733,400	733,400	Year End Roll	1/14/2016
2015	101	FV	141,500	600	1.5	543,600	685,700	685,700	Year End	10/2/2014
2014	101	FV	130,900	600	1.5	506,500	638,000	638,000	Year End Roll	1/23/2014
2013	101	FV	128,300	600	1.5	491,400	620,300	620,300	Year End Roll	10/25/2012
2012	101	FV	128,300	600	1.5	510,300	639,200	639,200	Year End	1/26/2012
2011	101	FV	130,900	600	1.5	527,700	659,200	659,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ECKHARDT MARY G	11521-166		6/19/1968	FAMILY		0 No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/10/2004	3083	RENOVATI	7,500	C	5/21/2005			bathroom
4/26/2000	1943	DEMOLITI		C	6/26/2000			fill in swimming p
6/29/1992	85	WDK	5,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	D VELUTTI
6/26/2000	MEAS/EXT INS	611	P MULHERN
2/26/1996	MEAS+INSPCTD	606	J SMITH
12/22/1993	PERMIT VISIT	600	PA
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**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:	9 - METAL
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C- - AVG. (-)
Year Blt:	1956 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:	2 - SOFTWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	0
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	110	A	AV	1956	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	4X8	F	FR	1970	13.50	T	75	101			100			100

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		30.6%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	1.08898306
Const Adj.:	1.03020000
Adj \$ / SQ:	102.090
Other Features:	39500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	215298
Depreciation:	65881
Depreciated Total:	149417

**COMMENTS**

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**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: 4		Baths: 1		HB: 1					

**REMODELING**

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

**RES BREAKDOWN**

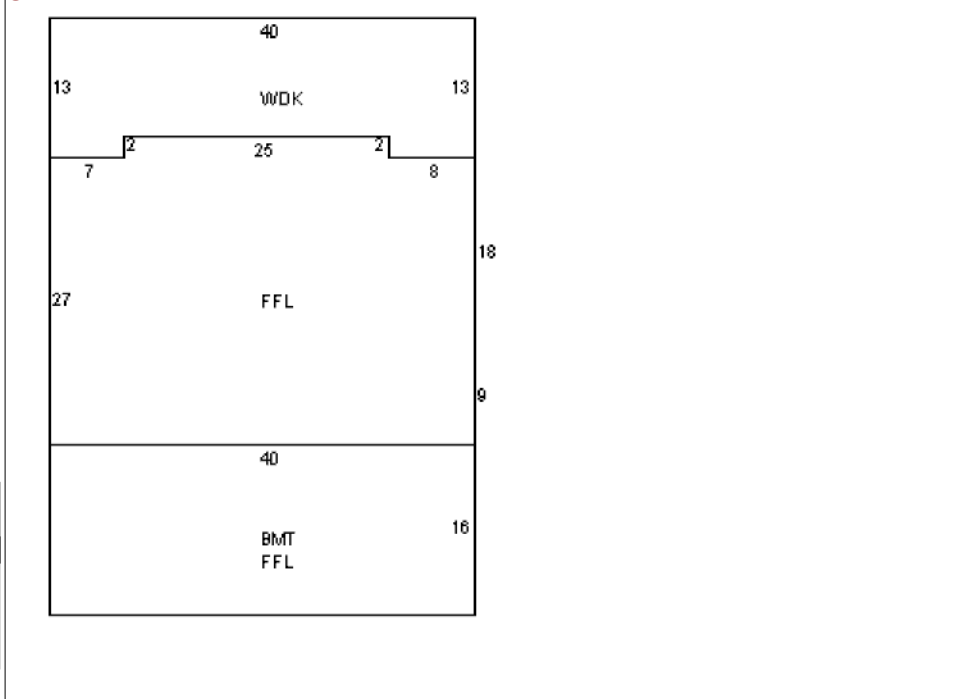
No Unit	RMS	BRS	FL
1	6	4	1
Totals			
1	6	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	698713.6820
Juris. Factor:	Val/Su Fin:	84.41	
Special Features:	0	Val/Su Net:	51.88
Final Total:	149400	Val/Su SzAd	84.41

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,770	102.090	180,700	
BMT	BASEMENT	640	25.520	16,334	
WDK	WOOD DECK	470	17.280	8,123	
Net Sketched Area:		2,880	Total:	205,157	
Size Ad	1770	Gross Area	2880	FinArea	1770

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

