

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	O'SULLIVAN JOHN J
Owner 2:	EDWARDS KATHRYN S
Owner 3:	
Street 1:	252 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

PREVIOUS OWNER

Owner 1:	SEVILLE - JOAN E
Owner 2:	-
Street 1:	252 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42253		SQUARE FE	PRIME SITE		0	6.78	1.625	R3									465,623						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	343,200		0.970	465,600	808,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 249.51						/Parcel: 249.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	343,200	0	.97	465,600	808,800	808,800	Year End Roll	9/28/2017
2017	101	FV	336,400	0	.97	439,500	775,900	775,900	Year End Roll	9/29/2016
2016	101	FV	331,400	0	.97	426,500	757,900	757,900	Year End Roll	1/14/2016
2015	101	FV	318,000	0	.97	394,900	712,900	712,900	Year End	10/2/2014
2014	101	FV	314,700	0	.97	353,700	668,400	668,400	Year End Roll	1/23/2014
2013	101	FV	308,000	0	.97	343,400	651,400	651,400	Year End Roll	10/25/2012
2012	101	FV	303,200	0	.97	377,700	680,900	680,900	Year End	1/26/2012
2011	101	FV	309,900	0	.97	383,900	693,800	693,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEVILLE,JOAN E	66495-397		12/8/2015		805000	No	No			
SEVILLE ALFRED	22437-282		9/28/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/31/2006	3445	ROOF		C				Strip & re-rood dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	D VELUTTI
5/6/1996	MEAS+INSPCTD	606	J SMITH
4/3/1996	MEAS/EXT INS	606	J SMITH
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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:	B - GOOD		
Year Blt:	1960 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdict:		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:	4 - CARPET 50%
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: 50
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

BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	3 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	21.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.6%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.95804441
Const Adj.:	1.00999999
Adj \$ / SQ:	76.442
Other Features:	46067
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	437694
Depreciation:	94542
Depreciated Total:	343152

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	RM	10	BR	4	Bath	2	HB	1				

REMODELING

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

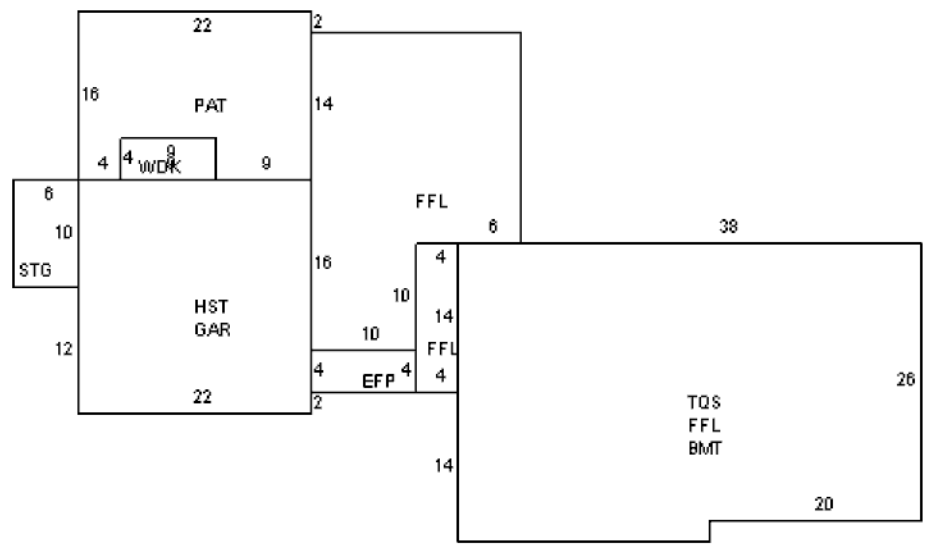
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,748	76.440	133,621	
BMT	BASEMENT	1,192	24.840	29,614	
TQS	3/4 STORY	894	76.440	68,339	
GAR	GARAGE	484	36.000	17,424	
PAT	PATIO	316	7.000	2,212	
HST	HALF STORY	242	76.440	18,499	
STG	STORAGE	60	15.000	900	
EFP	ENCL PORCH	40	36.000	1,440	
Net Sketched Area:		5,012	Total:	273,417	
Size Ad	2884	Gross Area	5552	FinArea	3242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 177 14 0