177	55	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 990,900
Map	Lot	Sublot	Building	Unit	CARD	!395!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WILLARCH RD, LINCOLN

OWNERSHIP

Owner 1:	STODDARD ROBERT J				
Owner 2:	STODDARD SUSAN S				
Owner 3:					
Street 1:	8 WILLARCH RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-5105			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	488,100		1.390	502,800	990,900
Total Card	488,100		1.390	502,800	990,900
Total Parcel	488,100		1.390	502,800	990,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.28 | /Parcel: 273.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/08/13

PREVIOUS ASSESSMENT

Parcel ID: 177 55 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	488,100	0	1.39	502,800	990,900	990,900	Year End Roll	9/28/2017
2017	101	FV	480,100	0	1.39	474,700	954,800	954,800	Year End Roll	9/29/2016
2016	101	FV	469,100	0	1.39	460,600	929,700	929,700	Year End Roll	1/14/2016
2015	101	FV	457,200	0	1.39	426,400	883,600	883,600	Year End	10/2/2014
2014	101	FV	428,700	0	1.39	381,900	810,600	810,600	Year End Roll	1/23/2014
2013	101	FV	420,600	0	1.39	370,800	791,400	791,400	Year End Roll	10/25/2012
2012	101	FV	420,600	0	1.39	405,000	825,600	825,600	Year End	1/26/2012
2011	101	FV	428,700	0	1.39	411,600	840,300	840,300	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:38:25

LAST REV

Date	Time
03/13/15	09:46:03
blakeley	
395	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDERSON MILDRE	23213-180		5/21/1993		249000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2011	4851	MANUAL	47,250	C				remove & replace s
9/6/2011	4848	ROOF		C				strip & re-roof dw
9/25/1996	1053-96	ADDITION	130,000	C	5/19/2000			5/19/00 100%
11/2/1993	383	RENOVATI	9,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS+INSPCTD	616	D MANZELLO
5/19/2000	MEAS+INSPCTD	610	M FLYNN
3/31/1999	MEAS+INSPCTD	602	D TUCKER
6/6/1998	MEAS+INSPCTD	602	D TUCKER
5/24/1997	MEAS+INSPCTD	602	D TUCKER
5/24/1996	MEAS+INSPCTD	606	J SMITH
9/5/1995	PERMIT VISIT	606	J SMITH
7/11/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	115 5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60548		SQUARE FE	PRIME SITE		0	6.78	1.225	R3									502,835						502,800	

Total AC/HA:	1.38999	Total SF/SM:	60547.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	502,835	Spl Credit		Total:	502,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1951	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:			%
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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23.6	%

CALC SUMMARY

Basic $ / SQ:	91.00
Size Adj.:	0.91547161
Const Adj.:	1.01999998
Adj $ / SQ:	84.974
Other Features:	86269
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	638904
Depreciation:	150781
Depreciated Total:	488123

COMMENTS

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:	10	BRs:	5	Baths:	3	HB	1

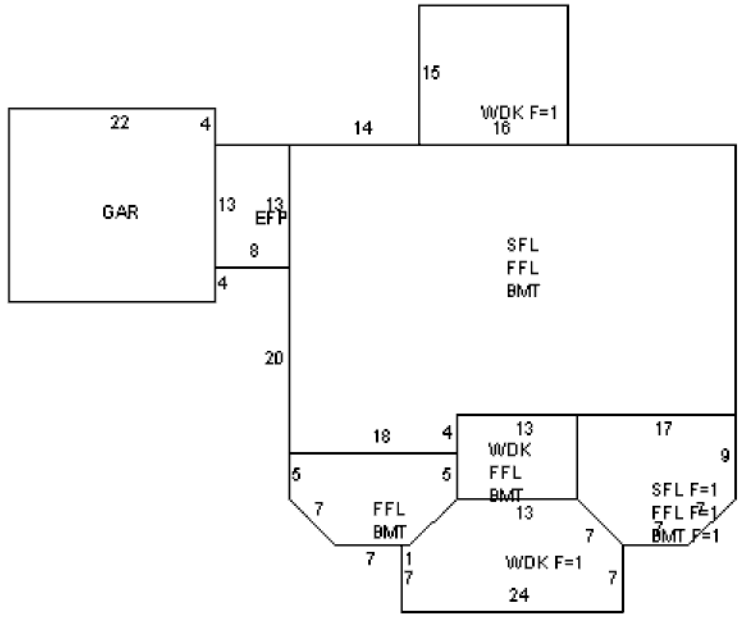
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	1998

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 908073.6434

Juris. Factor:		Val/Su Fin:	134.61
Special Features:	0	Val/Su Net:	72.25
Final Total:	488100	Val/Su SzAd	134.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,949	21.240	41,404
FFL	1ST FLOOR	1,949	84.970	165,614
SFL	2ND FLOOR	1,677	84.970	142,502
WDK	WOOD DECK	615	16.570	10,189
GAR	GARAGE	462	36.000	16,632
EFP	ENCL PORCH	104	36.000	3,744

Net Sketched Area:	6,756			Total:	380,085
Size Ad	3626	Gross Area	6756	FinArea	3626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

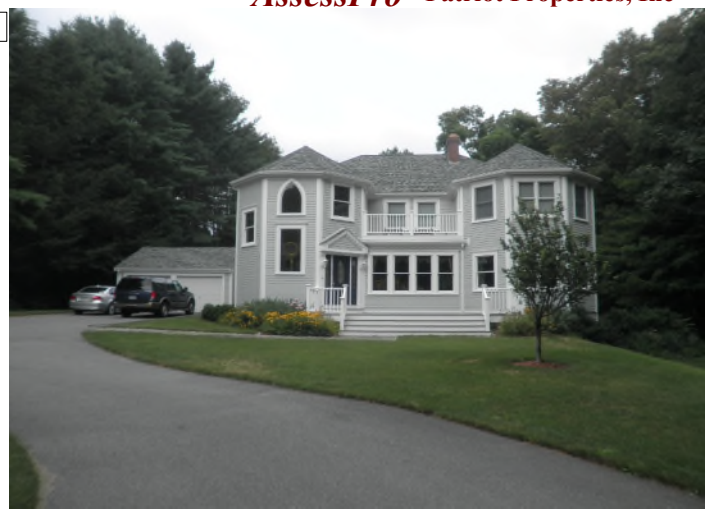
SPEC FEATURES/YARD ITEMS

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

177 55 0

IMAGE

AssessPro Patriot Properties, Inc