



PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1: HENDRICKSON TR ROBERT A
 Owner 2: HENDRICKSON TR RUTH A
 Owner 3: ROBERT HEND TR/RUTH A HEND TR
 Street 1: 253 CONCORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-5119 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	179,400	8,600	1.200	440,100	628,100
Total Card 179,400 8,600 1.200 440,100 628,100					
Total Parcel 179,400 8,600 1.200 440,100 628,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 335.17		/Parcel: 335.17	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/19/10
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PREVIOUS OWNER

Owner 1: HENDRICKSON - ROBERT A
 Owner 2: HENDRICKSON - RUTH A
 Street 1: 253 CONCORD RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-5119

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	179,400	8600	1.2	440,100	628,100	628,100	Year End Roll	9/28/2017
2017	101	FV	174,600	8600	1.2	427,200	610,400	610,400	Year End Roll	9/29/2016
2016	101	FV	171,500	8600	1.2	427,200	607,300	607,300	Year End Roll	1/14/2016
2015	101	FV	169,900	8600	1.2	362,000	540,500	540,500	Year End	10/2/2014
2014	101	FV	158,800	8600	1.2	324,700	492,100	492,100	Year End Roll	1/23/2014
2013	101	FV	155,600	8600	1.2	315,400	479,600	479,600	Year End Roll	10/25/2012
2012	101	FV	158,800	8600	1.2	394,200	561,600	561,600	Year End	1/26/2012
2011	101	FV	161,900	8600	1.2	400,700	571,200	571,200	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:39:33

LAST REV

Date	Time
11/15/17	13:22:43

blakeley
407

USER DEFINED

Prior Id # 1:	116 16 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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HENDRICKSON,ROB	700036-379		10/5/2017	CONVENIENC		1	No	No
SNELLING DOROTH	11364-143		7/19/1967		25000	No	No	

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/21/2010	4467	RENO-GAR	50,000	C	6/30/2011			remove gar and bui
4/13/2007	3649	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS+INSPCTD	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	D VELUTTI
12/27/1995	MEAS+INSPCTD	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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		52272		SQUARE FE	PRIME SITE		0	6.14	1.371	R2									440,125						440,100	

Total AC/HA:	1.20000	Total SF/SM:	52272.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	440,125	SpI Credit	Total:	440,100
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1927	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	4	- CARPET
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: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Basic \$ / SQ:	88.00
Size Adj.:	1.14735103
Const Adj.:	0.99000001
Adj \$ / SQ:	99.957
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	271825
Depreciation:	92421
Depreciated Total:	179405

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
3	GARAGE	D	Y	1	24x25	A	AV	2009	36.00	T	0	101			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Features:		Total:	8,600
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.14735103
Const Adj.:	0.99000001
Adj \$ / SQ:	99.957
Other Features:	43500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	271825
Depreciation:	92421
Depreciated Total:	179405

COMMENTS

10/5/17 DEED STATES 1/2 INTERST TO ROBERT A HENDRICKSON, TRUSTEE OF ROBERT A HENDRICKSON TRUST DATED 9/20/17 AND 1/2 INTEREST TO RUTH ANN HENDRICKSON, TRUSTEE OF RUTH ANN HENDRICKSON TRUST DATED 9/20/17.

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: 7	BRs: 3	Baths: 2	HB	1				

REMODELING

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

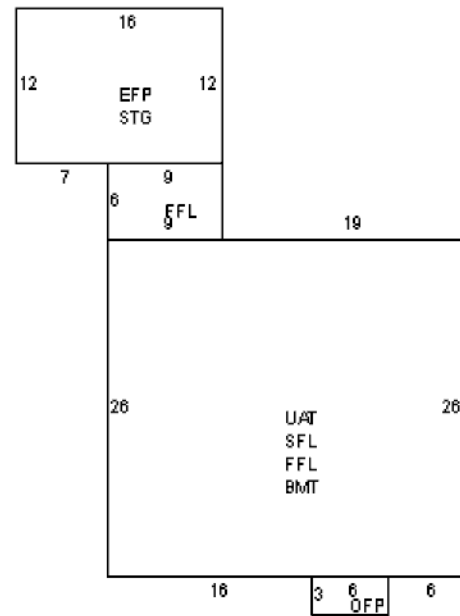
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	543590.6000
Juris. Factor:		Val/Su Fin:	95.73		
Special Features:	0	Val/Su Net:	65.26		
Final Total:	179400	Val/Su SzAd	118.81		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	782	99.960	78,167	
BMT	BASEMENT	728	37.480	27,288	
SFL	2ND FLOOR	728	99.960	72,769	
EFP	ENCL PORCH	192	36.000	6,912	
STG	STORAGE	192	15.000	2,880	
UAT	UNF ATTIC	109	99.960	10,915	
OFF	OPEN PORCH	18	15.000	270	
Net Sketched Area:		2,749	Total:	199,201	
Size Ad	1510	Gross Area	3368	Fin Area	1874

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE**AssessPro** Patriot Properties, Inc