| 177 | 25 | 0 | | | 1 of 1 | RESIDENTIAL |
|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | |

**TOTAL ASSESSED: 832,400**
!428!

# Town Of Lincoln

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | LINWAY RD, LINCOLN |

## OWNERSHIP

| | | | | | |
|---|---|---|---|---|---|
| Owner 1: | COLEMAN ANDREW | | | | |
| Owner 2: | COLEMAN SANDRA | | | | |
| Owner 3: | | | | | |
| Street 1: | 10 LINWAY RD | | | | |
| Street 2: | | | | | |
| Twn/City: | LINCOLN | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | Y |
| Postal: | 01773-4814 | | | Type: | |

## PREVIOUS OWNER

| | | | | | |
|---|---|---|---|---|---|
| Owner 1: | COLEMAN JR TR - GEORGE A | | | | |
| Owner 2: | COLEMAN TR - KATHLEEN S | | | | |
| Street 1: | 10 LINWAY RD | | | | |
| Twn/City: | LINCOLN | | | | |
| St/Prov: | MA | Cntry | | | |
| Postal: | 01773-4814 | | | | |

## NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 | 366,200 | 600 | 0.970 | 465,600 | 832,400 |
| Total Card | 366,200 | 600 | 0.970 | 465,600 | 832,400 |
| Total Parcel | 366,200 | 600 | 0.970 | 465,600 | 832,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.97 | /Parcel: 345.97

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/13/14 |

## PREVIOUS ASSESSMENT

**Parcel ID** 177 25 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2018 | 101 | FV | 366,200 | 600 | .97 | 465,600 | 832,400 | 832,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 357,300 | 600 | .97 | 439,500 | 797,400 | 797,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 351,300 | 600 | .97 | 426,500 | 778,400 | 778,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 348,400 | 600 | .97 | 394,900 | 743,900 | 743,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 289,800 | 600 | .97 | 353,700 | 644,100 | 644,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 284,300 | 600 | .97 | 343,400 | 628,300 | 628,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 289,800 | 600 | .97 | 377,700 | 668,100 | 668,100 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 284,100 | 600 | .97 | 383,900 | 668,600 | 668,600 | Year End | 2/10/2011 |

**PRINT**

| Date | Time |
|---|---|
| 10/02/18 | 15:41:38 |

**LAST REV**

| Date | Time |
|---|---|
| 08/06/18 | 15:31:50 |
| blakeley | |
| 428 | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| COLEMAN JR TR,G | 71286-96 | | 7/9/2018 | FAMILY | 900000 | No | No | | | |
| COLEMAN GEORGE | 42396-436 | | 4/2/2004 | CONVENIENC | 1 | No | No | | | |
| STEINKRAUSS DON | 16194-517 | | 5/31/1985 | | 297000 | No | No | | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/6/2013 | 5596 | WDK | 4,500 | C | 5/13/2014 | | | rebuild deck and e |
| 9/25/2013 | 5563 | RENOVATI | 3,000 | C | 11/25/2013 | | | remodel kitchen |
| 5/5/2010 | 4442 | RENOVATI | 8,900 | C | 6/23/2010 | | | reno 2 bth |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/13/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/14/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/23/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/27/2001 | M&L COMPLETE | 613 | M COLE |
| 4/3/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 3/1/1986 | INSPECTED | 601 | PAUL MARSH |

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

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 117 11 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 | | 42253 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.625 | R3 | | | | | | | | | 465,623 | | | | | | 465,600 | |

| Total AC/HA: | 0.97000 | Total SF/SM: | 42253.20 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 465,623 | Spl Credit | | Total: | 465,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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

Database: FY2019 apro 2019

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - COLONIAL | | |
| Sty Ht: | 2 - 2 | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - CONCRETE | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 2 - CLAPBOARD | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - GABLE | | |
| Roof Cover: | 1 - ASPHALT | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - GOOD (-) | | |
| Year Blt: | 1984 | 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: | 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: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | 0 | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | GOOD |
| A HBth: | | Rating: | |
| OthrFix: | 2 | 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 | 14. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 14 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 88.00 |
| Size Adj.: | 0.99937654 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 88.825 |
| Other Features: | 66750 |
| Grade Factor: | 1.25 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 425803 |
| Depreciation: | 59612 |
| Depreciated Total: | 366190 |

## 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: | 8 | BRs: | 4 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

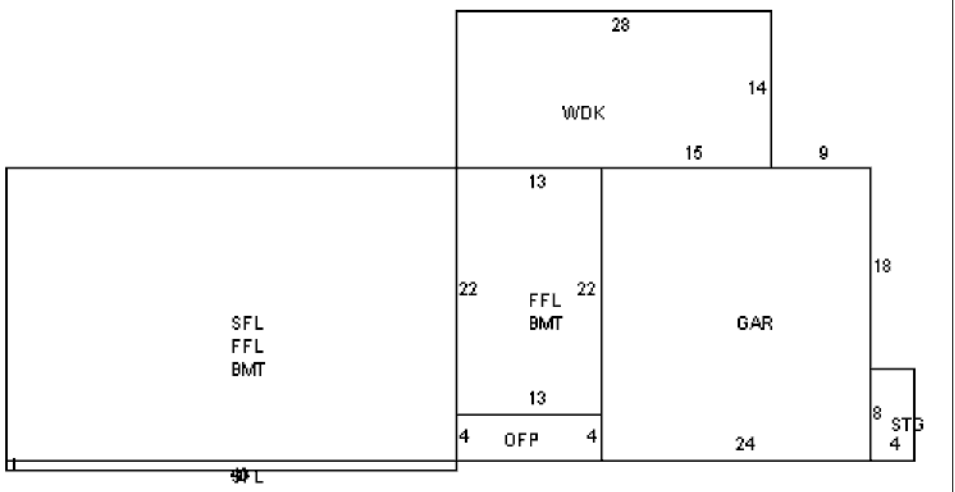
## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | 2 |
| Totals | | | |
| 1 | 8 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 770400.7692 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Val/Su Fin: | 152.20 |
| Special Features: | 0 | Val/Su Net: | 75.79 |
| Final Total: | 366200 | Val/Su SzAd | 152.20 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | BASEMENT | 1,326 | 22.210 | 29,445 |
| FFL | 1ST FLOOR | 1,326 | 88.820 | 117,781 |
| SFL | 2ND FLOOR | 1,080 | 88.820 | 95,931 |
| GAR | GARAGE | 624 | 36.000 | 22,464 |
| WDK | WOOD DECK | 392 | 17.890 | 7,011 |
| OFP | OPEN PORCH | 52 | 15.000 | 780 |
| STG | STORAGE | 32 | 15.000 | 480 |
| | | | | |
| | Net Sketched Area: | 4,832 | Total: | 273,892 |

| Size Ad | 2406 | Gross Area | 4832 | FinArea | 2406 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## PARCEL ID

177 25 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 | 8X12 | A | AV | 1985 | 15.00 | T | 60 | 101 | | | 600 | | | 600 |

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|