



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: DIARBAKERLY MARK
 Owner 2: DIARBAKERLY REGINA
 Owner 3:
 Street 1: 266 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-5106 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	330,400	8,600	1.030	470,900	809,900	
Total Card		330,400	8,600	1.030	470,900	809,900
Total Parcel		330,400	8,600	1.030	470,900	809,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 208.69		/Parcel: 208.69		

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

Insp Date	04/27/17
-----------	----------

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	330,400	8600	1.03	470,900	809,900	809,900	Year End Roll	9/28/2017
2017	101	FV	333,600	1200	1.03	444,500	779,300	779,300	Year End Roll	9/29/2016
2016	101	FV	322,500	1200	1.03	431,300	755,000	755,000	Year End Roll	1/14/2016
2015	101	FV	319,300	1200	1.03	399,400	719,900	719,900	Year End	10/2/2014
2014	101	FV	306,700	1200	1.03	357,700	665,600	665,600	Year End Roll	1/23/2014
2013	101	FV	300,400	1200	1.03	347,300	648,900	648,900	Year End Roll	10/25/2012
2012	101	FV	300,400	1200	1.03	382,000	683,600	683,600	Year End	1/26/2012
2011	101	FV	309,900	700	1.03	388,300	698,900	698,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIARBAKERLY MAR	16231-132		6/19/1985	FAMILY		0 No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	15:44:52

LAST REV

Date	Time
06/07/17	16:11:03

USER DEFINED

Prior Id # 1:	117 7 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 1.03 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, 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	Descp	%	Item	Code	Descp
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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/27/2016	6607	MANUAL	6,500	C				Replace 2 skylight
4/23/2009	4159	SHED	4,500	C				replace existing s
4/29/1998	1396	RENOVATI	45,000	C	6/6/1998			KITCHEN 6/3/98 75%

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
4/3/1999	MEAS+INSPCTD	602	D TUCKER
6/6/1998	MEAS+INSPCTD	602	D TUCKER
4/2/1996	MEAS+INSPCTD	606	J SMITH
1/21/1992	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		44866.80078		SQUARE FE	PRIME SITE		0	6.78	1.548	R3									470,939						470,900	

Total AC/HA:	1.03000	Total SF/SM:	44866.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	470,939	Spl Credit	Total:	470,900
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

EXTERIOR INFORMATION

Type:	21	- SPLIT LEVEL
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:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicit:		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:	2		
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:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD	- Good	22.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			22.6%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	0.99350649
Const Adj.:	1.01999998
Adj \$ / SQ:	76.003
Other Features:	63108
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	426825
Depreciation:	96462
Depreciated Total:	330363

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	RM	S:	8	BR	S:	4	Bath	S:	2	HB	S:	1

REMODELING

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

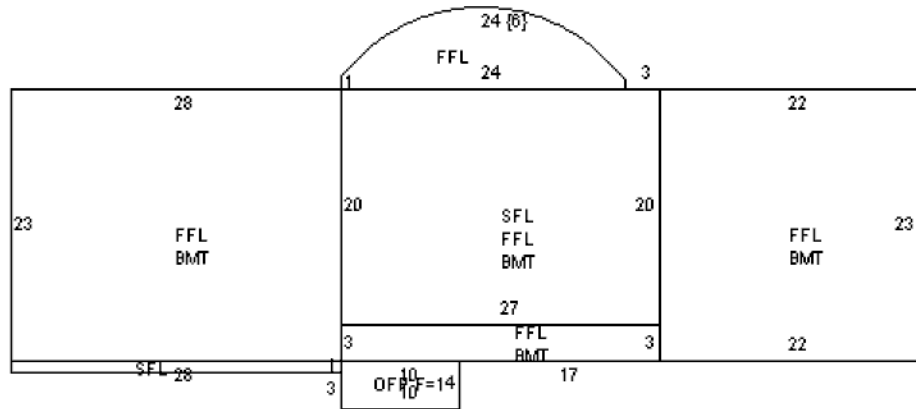
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals	1	8	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 755009.6385
Juris. Factor:		Val/Su Fin:	85.13	
Special Features:	0	Val/Su Net:	77.29	
Final Total:	330400	Val/Su SzAd	134.09	

SKETCH



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	240	A	GD	2017	15.00	T	10	101			3,200			3,200
19	PATIO	D	Y	1	34X20	G	GD	2017	8.75	T	10	101			5,400			5,400

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,896	76.000	144,102
BMT	BASEMENT	1,771	34.200	60,571
SFL	2ND FLOOR	568	76.000	43,170
OPF	OPEN PORCH	40	15.000	600
Net Sketched Area:	4,275	Total:	248,443	
Size Ad	2464	Gross Area	4275	FinArea 3881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

