



PROPERTY LOCATION

No	Alt No	Direction/Street/City
291		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	ZIPES LOUIS D
Owner 2:	ZIPES TANYA S B
Owner 3:	
Street 1:	291 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ROBERT L -
Owner 2:	-
Street 1:	291 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4324

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47916		SQUARE FE	PRIME SITE		0	4.54	1.469	R1									319,502						319,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	289,500	1,400	1.100	319,500	610,400
Total Card	289,500	1,400	1.100	319,500	610,400
Total Parcel	289,500	1,400	1.100	319,500	610,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		218.66	/Parcel: 218.66

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

GIS Ref
GIS Ref
Insp Date
12/14/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	289,500	1400	1.1	319,500	610,400	610,400	Year End Roll	9/28/2017
2017	101	FV	286,400	1400	1.1	319,500	607,300	607,300	Year End Roll	9/29/2016
2016	101	FV	279,200	1400	1.1	310,400	591,000	591,000	Year End Roll	1/14/2016
2015	101	FV	269,600	1400	1.1	246,300	517,300	517,300	Year End	10/2/2014
2014	101	FV	257,300	1400	1.1	236,500	495,200	495,200	Year End Roll	1/23/2014
2013	101	FV	251,200	1400	1.1	232,200	484,800	484,800	Year End Roll	10/25/2012
2012	101	FV	251,200	1400	1.1	225,200	477,800	477,800	Year End	1/26/2012
2011	101	FV	212,100	1400	1.1	228,000	441,500	441,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DONALDSON ROBER	57079-540		6/30/2011		536700	No	No	
HUNG, HING-LOI	24892-494		9/30/1994		262500	No	No	
PALMER ATTELIO/	23780-358		10/18/1993		236000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/24/2015	6011	MANUAL	600	C				Sheet metal work f
1/23/2015	6004	KITCHEN	42,500	C	5/13/2015			Remodel kitchen an
10/26/2012	5209	WOOD STO	11,000	C				install of roof mo
5/4/2012	5029	MANUAL	7,417	C	6/28/2012			install solar coll
4/5/2005	3153	SHED		C	6/4/2005			
8/16/2004	3007	WDK	6,250	C	6/4/2005			
3/25/2004	2869	RENOVATI	70,000	C	6/26/2004			conv gar to mas be

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2015	PERMIT VISIT	619	DH
6/5/2012	SALES INSP	618	G BOURGAULT
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS/EXT INS	615	D VELUTTI
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/8/1996	MEAS/EXT INS	606	J SMITH
5/24/1994	FIELDREV CHG	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:		%	
Roof Struct:	7 - SHED		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1949	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:	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

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	10x12	A	AV	2004	15.00	T	25	101			1,400			1,400

More: N	Total Yard Items: 1,400	Total Special Features:	Total: 1,400
---------	-------------------------	-------------------------	--------------

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	16.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.03341997
Const Adj.:	0.99959999
Adj \$ / SQ:	77.475
Other Features:	38977
Grade Factor:	1.37
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	344699
Depreciation:	55152
Depreciated Total:	289547

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:	9	BR	S:	4	Bath	S:	2	HB		

REMODELING

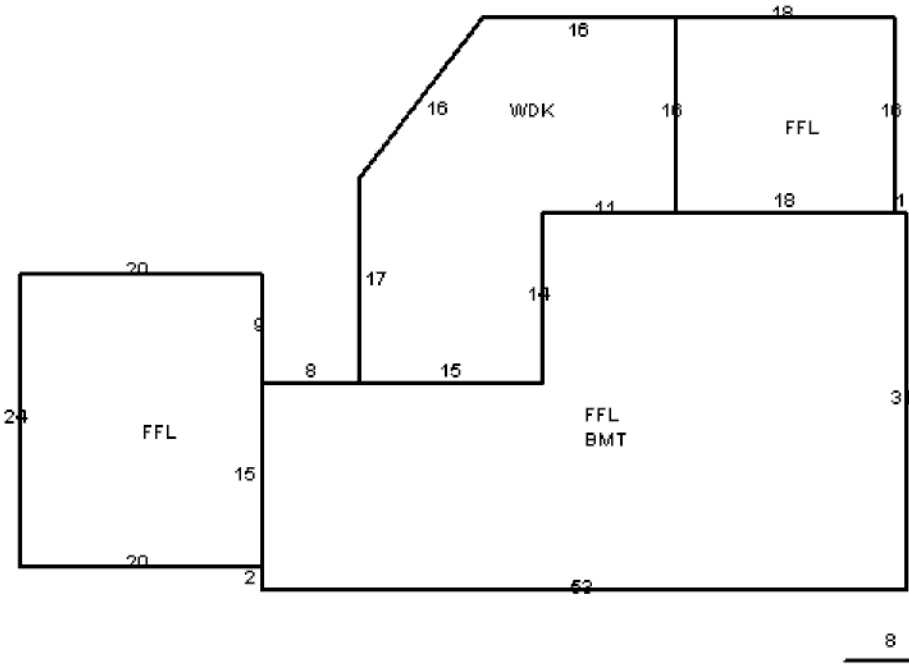
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 493089.0243
Juris. Factor:		Val/Su Fin:		103.69
Special Features:	0	Val/Su Net:		71.89
Final Total:	289500	Val/Su SzAd		136.75

PARCEL ID 179 8 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,117	77.480	164,016	
BMT	BASEMENT	1,349	29.050	39,193	
WDK	WOOD DECK	561	16.790	9,419	
Net Sketched Area:		4,027	Total:	212,628	
Size Ad	2117	Gross Area	4027	FinArea	2792

SUB AREA DETAIL

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

IMAGE

05/13/2015