186	3	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 598,600
Map	Lot	Sublot	Building	Unit	CARD	!633!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORES STEPHEN M				
Owner 2:	LITURI KATHY M				
Owner 3:					
Street 1:	323 SOUTH GREAT RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-4305			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	281,400	1,900	1.030	315,300	598,600
Total Card	281,400	1,900	1.030	315,300	598,600
Total Parcel	281,400	1,900	1.030	315,300	598,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 254.40 | /Parcel: 254.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/07/14

PREVIOUS ASSESSMENT

Parcel ID: 186 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	281,400	1900	1.03	315,300	598,600	598,600	Year End Roll	9/28/2017
2017	101	FV	276,000	1900	1.03	315,300	593,200	593,200	Year End Roll	9/29/2016
2016	101	FV	276,000	1900	1.03	306,300	584,200	584,200	Year End Roll	1/14/2016
2015	101	FV	265,200	1900	1.03	243,100	510,200	510,200	Year End	10/2/2014
2014	101	FV	252,200	1900	1.03	233,400	487,500	487,500	Year End Roll	1/23/2014
2013	101	FV	247,000	1900	1.01	228,400	477,300	477,300	Year End Roll	10/25/2012
2012	101	FV	257,500	1900	1.01	289,500	548,900	548,900	Year End	1/26/2012
2011	101	FV	263,000	1900	1.01	294,200	559,100	559,100	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:01:14

LAST REV

Date	Time
06/19/14	15:11:49
apro	
633	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLOOD, DAVID +	24742-439		7/29/1994		226000	No	No			
BERNARD GITLIN	11365-711		8/19/1967		7500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2013	5449	MANUAL	4,200	C				sheet metal work t
6/3/2013	5434	RENOVATI	25,000	C	5/7/2014			kitchen remodel
11/29/2010	4615	ROOF		C				
4/30/2003	2682	MANUAL	1,500	C	6/27/2003			fin basement & cha

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2014	MEAS/EXT INS	25	D ERSKINE
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
4/9/1996	MEAS/EXT INS	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

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

USER DEFINED

Prior Id # 1:	124 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		44866.2		SQUARE FE	PRIME SITE		0	4.54	1.548	R1									315,348						315,300	

Total AC/HA:	1.02999	Total SF/SM:	44866.36	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	315,348	Spl Credit		Total:	315,300

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

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1957	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:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	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:	VG - Very Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.2	%

CALC SUMMARY

Basic $ / SQ:	79.00
Size Adj.:	1.09722221
Const Adj.:	1.01999998
Adj $ / SQ:	88.414
Other Features:	62574
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	331825
Depreciation:	50437
Depreciated Total:	281387

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	

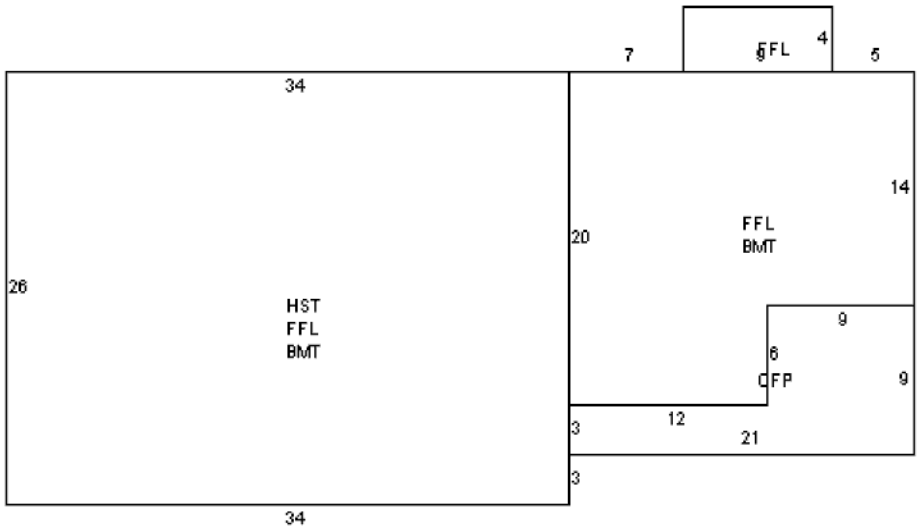
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 608784.2767

Juris. Factor:		Val/Su Fin:	119.59
Special Features:	0	Val/Su Net:	90.92
Final Total:	281400	Val/Su SzAd	162.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,286	88.410	113,701
BMT	BASEMENT	1,250	38.680	48,351
HST	HALF STORY	442	88.410	39,079
OFP	OPEN PORCH	117	15.000	1,755

Net Sketched Area:	3,095			Total:	202,886
Size Ad	1728	Gross Area	3537	FinArea	2353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	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	12X10	A	AV	1957	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	25X12	A	AV	1957	15.00	T	70	101			1,400			1,400

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900

PARCEL ID

186 3 0

IMAGE

AssessPro Patriot Properties, Inc