

Town Of Lincoln

!680!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	SMITH ALAN B
Owner 2:	SMITH MARJORIE B
Owner 3:	
Street 1:	25 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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:				Topo		
D				Street	1	PAVED
s				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		78388.28		SQUARE FE	PRIME SITE		0	6.78	1.014	R3									539,122						539,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	351,100	500	1.800	539,100	890,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 302.06						/Parcel: 302.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	351,100	500	1.8	539,100	890,700	890,700	Year End Roll	9/28/2017
2017	101	FV	351,100	500	1.8	508,900	860,500	860,500	Year End Roll	9/29/2016
2016	101	FV	347,500	500	1.8	493,800	841,800	841,800	Year End Roll	1/14/2016
2015	101	FV	333,100	500	1.8	457,200	790,800	790,800	Year End	10/2/2014
2014	101	FV	329,500	500	1.8	409,500	739,500	739,500	Year End Roll	1/23/2014
2013	101	FV	322,300	500	1.85	400,400	723,200	723,200	Year End Roll	10/25/2012
2012	101	FV	344,900	500	1.85	440,400	785,800	785,800	Year End	1/26/2012
2011	101	FV	352,800	500	1.85	447,600	800,900	800,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DECK HOUSE, INC	741-69		10/19/1966		54000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/27/2008	3948	MANUAL		C	7/21/2010			new rubber roof ov
8/8/1997	1247	RENOVATI	75,000	C	3/7/1998			3/7/98 90%

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
2/27/1999	MEAS+INSPCTD	602	D TUCKER
3/7/1998	MEAS+INSPCTD	602	D TUCKER
12/13/1995	MEAS+INSPCTD	606	J SMITH
4/21/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS**OTHER FEATURES**

Kits:	1 Rating: GOOD
A Kits:	Rating:
Frp:	2 Rating: AVERAGE
WSFlue:	Rating:

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1966 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION

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

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												

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	5 - LINO/VINYL 25%
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: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

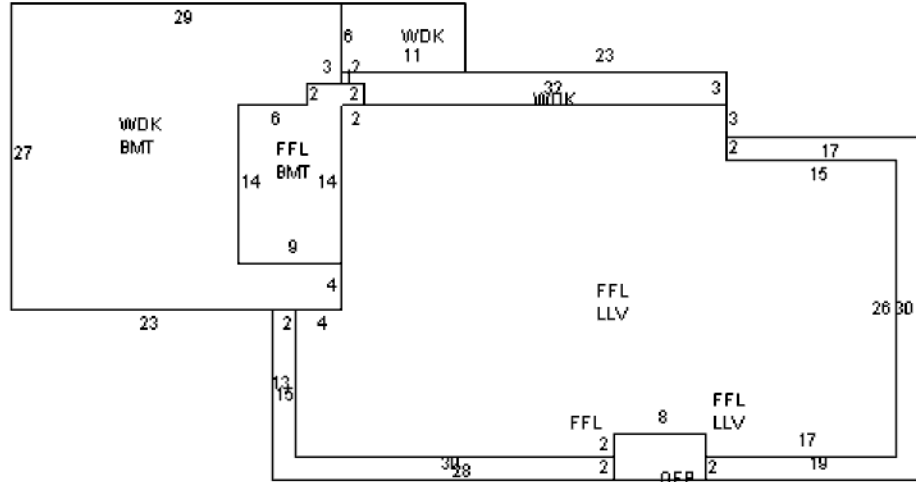
Phys Cond:	AV - Average	27.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		27.9%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.07858706
Const Adj.:	1.01250005
Adj \$ / SQ:	85.181
Other Features:	63750
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	487020
Depreciation:	135879
Depreciated Total:	351142

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 791130.3822
Juris. Factor:			Val/Su Fin:	119.06
Special Features:	0		Val/Su Net:	69.33
Final Total:	351100		Val/Su SzAd:	192.28

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,826	85.180	155,541	
LLV	LOWR LEVEL	1,604	87.310	140,047	
WDK	WOOD DECK	815	16.000	13,039	
BMT	BASEMENT	787	21.300	16,759	
OFP	OPEN PORCH	32	15.000	480	
Net Sketched Area:		5,064	Total:	325,866	
Size Ad	1826	Gross Area	5064	FinArea	2949

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	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
1	SHED/MTL	D	Y	1	8X10	A	AV	1966	8.00	T	70	101			200			200
2	SHED/FR	D	Y	1	7X9	A	AV	1966	15.00	T	70	101			300			300

PARCEL ID 186 27 0**IMAGE****AssessPro** Patriot Properties, Inc

More: N	Total Yard Items:	500	Total Special Features:	Total:	500
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