

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	ZHANG FAMILY RETREAT CENTER LL
Owner 2:	
Owner 3:	
Street 1:	200 LINCOLN ST
Street 2:	SUITE 402
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02111 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 12.62 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2001, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 0 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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R3																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	492,200		0.000		492,200
Total Card 492,200 0.000 492,200					
Total Parcel 1,741,000 24,200 12,620 819,300 2,584,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 165.67		/Parcel: 201.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

Total:	Spl Credit	Total:
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	20 10 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:	

PRINT

Date	Time
10/02/18	16:27:44

LAST REV

Date	Time
07/30/15	13:54:51

apro
870

EXTERIOR INFORMATION

Type:	10 - ECLECTIC
Sty Ht:	1 - 1
(Liv) Units:	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:	A - VERY GOOD
Year Blt:	2001
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	L - LIGHT
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S -
Heat Fuel:	1 - OIL
Heat Type:	14 - HVAC
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	

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

BATH FEATURES

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

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	9.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9.9%

CALC SUMMARY

Basic \$ / SQ:	76.00
Size Adj.:	0.95195222
Const Adj.:	1.02958798
Adj \$ / SQ:	74.489
Other Features:	13040
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	546315
Depreciation:	54085
Depreciated Total:	492230

COMMENTS

New 6 bed septic 1997 approved (not const as of 1/1/98). Wdk s & fl squared in sketch..

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:	3	BR:	0	Bath:	1	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	0	
Totals			
1	3	0	

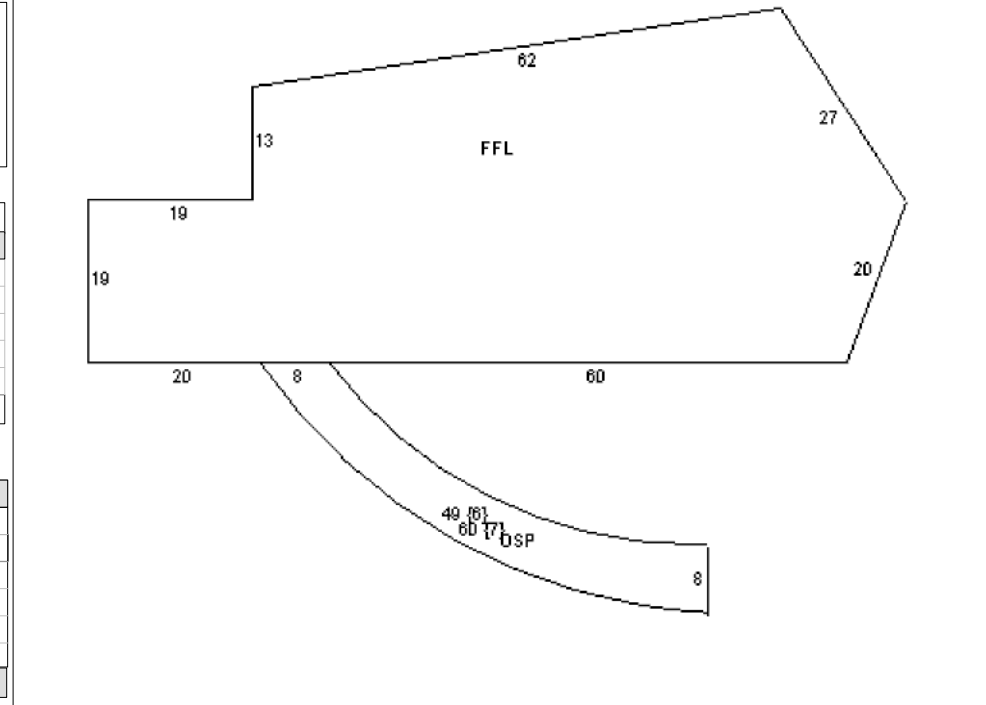
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

117 4 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,971	74.490	221,307	
OSP	SCRN PORCH	376	22.500	8,460	
Net Sketched Area:		3,347	Total:	229,767	
Size Ad	2971	Gross Area	3347	FinArea	2971

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc