



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		RED MAPLE LANE, LINCOLN

OWNERSHIP

Owner 1:	TAN DUONG T
Owner 2:	TAN KAREN K
Owner 3:	
Street 1:	1 RED MAPLE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1900 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1972, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Influ	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	1.028	R1			LOCATIO	-30					223,651						223,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	217,200	700	1.100	223,700	441,600
Total Card		217,200	700	1.100	223,700
Total Parcel		217,200	700	1.100	223,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 190.01		/Parcel: 190.01	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	217,200	700	1.1	223,700	441,600	441,600	Year End Roll	9/28/2017
2017	101	FV	213,100	700	1.1	223,700	437,500	437,500	Year End Roll	9/29/2016
2016	101	FV	213,100	700	1.1	217,200	431,000	431,000	Year End Roll	1/14/2016
2015	101	FV	205,000	700	1.1	172,400	378,100	378,100	Year End	10/2/2014
2014	101	FV	202,900	700	1.1	189,200	392,800	392,800	Year End Roll	1/23/2014
2013	101	FV	194,500	700	.95	225,800	421,000	421,000	Year End Roll	10/25/2012
2012	101	FV	194,500	700	.95	205,200	400,400	400,400	Year End	1/26/2012
2011	101	FV	222,300	700	.95	180,100	403,100	403,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARTINEZ, NORBE	1148-105		11/15/1995		214500	No	No			DOC. 987581
VIDAL VIERA	18240-562		6/19/1987		165000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/29/2014	5952	ROOF	12,500	C				
12/6/2012	5262	RENOVATI	9,800	C	6/25/2013			reno kit
5/12/2011	4725	RENOVATI	2,400	C				remove bearing wal

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
8/13/2008	MEAS+INSPCTD	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	M COLE
1/17/1996	MEAS+INSPCTD	606	J SMITH

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

USER DEFINED

Prior Id # 1:	23 17 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:	

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 10%
Roof Struct:	3	- GAMBREL
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

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

COMMENTS

FORMERLY 73 CAMBRIDGE TPK.

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:	3	Baths:	2	HB	1				

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpL:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
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:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV	- Average	25.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			25.8%

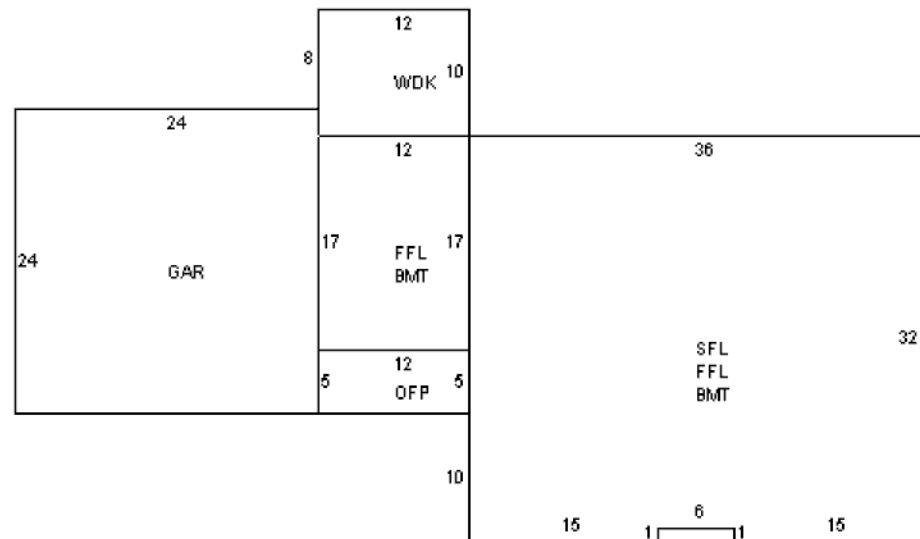
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.00816441
Const Adj.:	1.02509999
Adj \$ / SQ:	81.644
Other Features:	50657
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	292732
Depreciation:	75525
Depreciated Total:	217207

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 450764.2436
Juris. Factor:		Val/Su Fin:		93.46
Special Features:	0	Val/Su Net:		49.03
Final Total:	217200	Val/Su SzAd:		93.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,350	20.410	27,555
FFL	1ST FLOOR	1,350	81.640	110,220
SFL	2ND FLOOR	974	81.640	79,530
GAR	GARAGE	576	36.000	20,736
WDK	WOOD DECK	120	26.130	3,135
OFF	OPEN PORCH	60	15.000	900
Net Sketched Area:		4,430	Total:	242,075
Size Ad	2324.1000	Gross Area	4602	FinArea 2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

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	150	A	AV	1972	15.00	T	70	101			700			700

PARCEL ID

120 15 0

More: N	Total Yard Items:	700	Total Special Features:		Total:	700
---------	-------------------	-----	-------------------------	--	--------	-----

IMAGE

AssessPro Patriot Properties, Inc

