120	11	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 435,300
!931!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	COLLURA SHARON MAHONEY				
Owner 2:					
Owner 3:					
Street 1:	3 ORCHARD LN				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1902			Type:	

PREVIOUS OWNER

Owner 1:	COLLURA SHARON MAHONEY -				
Owner 2:	COLLURA JOSEPH M -				
Street 1:	3 ORCHARD LN				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1902				

NARRATIVE DESCRIPTION

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1978, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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	219,500		0.910	215,800	435,300
Total Card	219,500		0.910	215,800	435,300
Total Parcel	219,500		0.910	215,800	435,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 207.29 | /Parcel: 207.29

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/17/14

PREVIOUS ASSESSMENT

Parcel ID 120 11 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	219,500	0	.91	215,800	435,300	435,300	Year End Roll	9/28/2017
2017	101	FV	217,500	0	.91	215,800	433,300	433,300	Year End Roll	9/29/2016
2016	101	FV	215,600	0	.91	209,600	425,200	425,200	Year End Roll	1/14/2016
2015	101	FV	211,700	0	.91	166,300	378,000	378,000	Year End	10/2/2014
2014	101	FV	194,000	0	.91	182,500	376,500	376,500	Year End Roll	1/23/2014
2013	101	FV	190,100	0	1.02	228,800	418,900	418,900	Year End Roll	10/25/2012
2012	101	FV	190,100	0	1.02	277,300	467,400	467,400	Year End	1/26/2012
2011	101	FV	196,000	0	1.02	224,600	420,600	420,600	Year End	2/10/2011

PRINT

Date	Time
10/02/18	16:35:11

LAST REV

Date	Time
01/06/16	09:14:34
apro	
931	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLLURA SHARON	55662-320		10/25/2010	FAMILY	99	No	No			Release of Life Estate; Joseph D.O.
COLLURA SHARON	42643-232		4/29/2004		1	No	No			LIFE ESTATE
MAHONEY ANNE M,	35200-286		4/3/2002	FAMILY	340000	No	No			
RURAL LAND FOUN	13329-451		11/9/1977		16000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2013	5527	WDK	19,850	C	9/26/2013			construct a deck i
4/17/2013	5376	RENOVATI	19,600	C				change siding, fro
11/14/2001	2394	MANUAL		C	7/6/2002			install gas stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2014	MEAS/EXT INS	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	D VELUTTI
7/6/2002	ENTRY DENIED	613	M COLE
9/15/2001	ENTRY DENIED	613	M COLE
2/24/1996	ENTRY DENIED	606	J SMITH

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

USER DEFINED

Prior Id # 1:	23 18 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		39639.4		SQUARE FE	PRIME SITE		0	4.54	1.199	R1			LOCATIO	-30					215,760						215,800	

Total AC/HA:	0.91000	Total SF/SM:	39639.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	215,760	Spl Credit		Total:	215,800

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

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1978	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:	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:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	23.	%
Functional:			%
Economic:			%
Special:		0.0	%
Override:			%
	Total:	23.4	%

CALC SUMMARY

Basic $ / SQ:	75.00
Size Adj.:	1.17857146
Const Adj.:	1.00979996
Adj $ / SQ:	89.259
Other Features:	53235
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	286570
Depreciation:	67057
Depreciated Total:	219512

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:	7	BRs:	4	Baths:	2	HB	

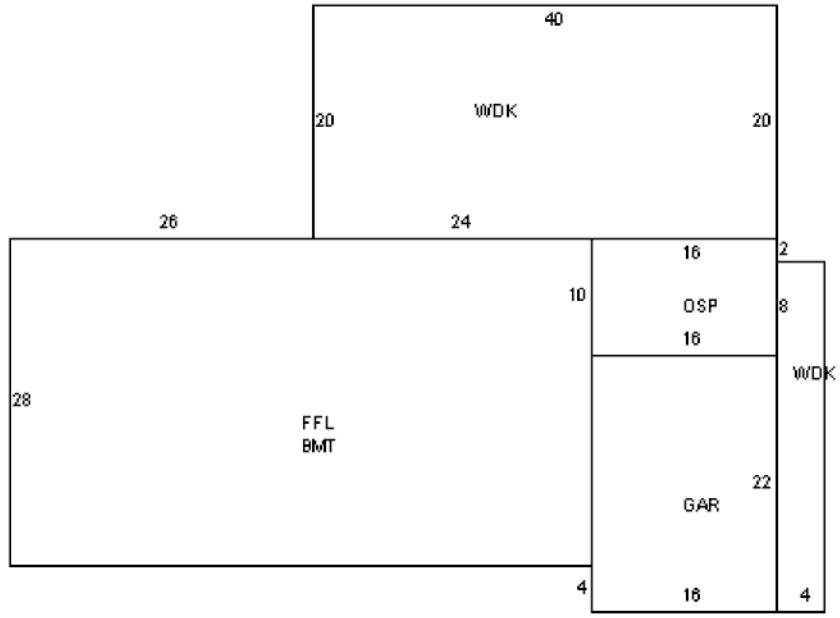
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 511534.0000

Juris. Factor:		Val/Su Fin:	104.52
Special Features:	0	Val/Su Net:	51.87
Final Total:	219500	Val/Su SzAd	156.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,400	33.470	46,861
FFL	1ST FLOOR	1,400	89.260	124,963
WDK	WOOD DECK	920	15.800	14,535
GAR	GARAGE	352	36.000	12,672
OSP	SCRN PORCH	160	22.500	3,600

Net Sketched Area:	4,232			Total:	202,631
Size Ad	1400	Gross Area	4232	FinArea	2100

SUB AREA DETAIL

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

120 11 0

IMAGE

AssessPro Patriot Properties, Inc