



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	REPKO BRUCE
Owner 2:	BRILHART KATHLEEN K
Owner 3:	
Street 1:	2 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-1906 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1997, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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	R1																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	67,300		0.000		67,300		0
							GIS Ref
							GIS Ref
							Insp Date
							09/15/01
Total Card	67,300		0.000		67,300	Entered Lot Size	
Total Parcel	340,400		0.950	217,400	557,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	235.16	Land Unit Type:	

**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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/15/2001	M&L COMPLETE	613	M COLE

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:		Spl Credit		Total:	
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EXTERIOR INFORMATION

Table with exterior details: Type: 30 - GARAGE, Sty Ht: 1H - 1H, (Liv) Units: 0, 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: .

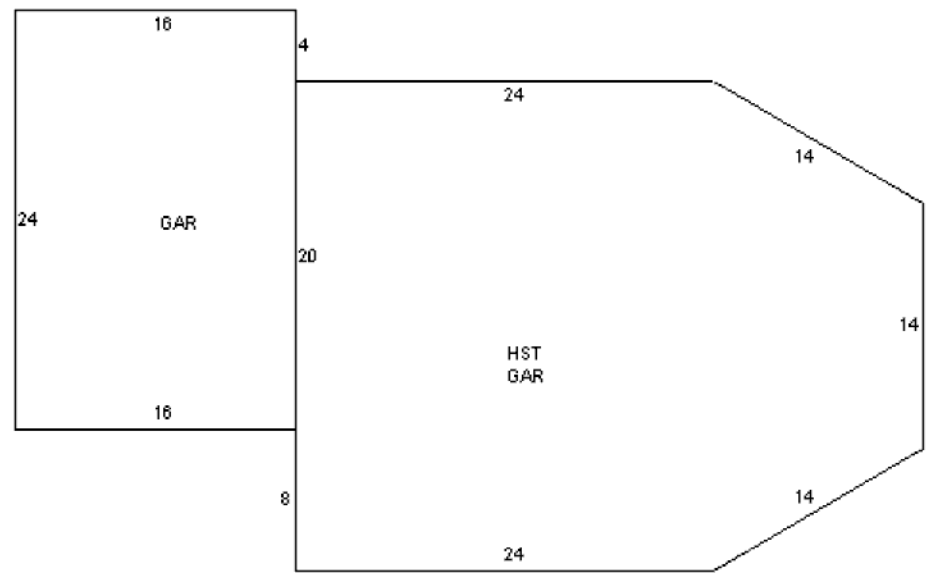
BATH FEATURES

Table with bath details: Full Bath, Rating: , A Bath, Rating: , 3/4 Bath, Rating: , A 3QBth, Rating: , 1/2 Bath, Rating: , A HBth, Rating: , OthrFix, Rating: .

COMMENTS

Empty comments box.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1997, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

OTHER FEATURES

Table with other features: Kits, Rating: , A Kits, Rating: , Frpl, Rating: , WSFlue, Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

REMODELING

Table with remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: N - NONE, Prim Floors: 12 - CONCRETE, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 6 - NONE, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 5 - NONE, Heat Type: 8 - NONE, # Heat Sys: , % Heated: , % AC: , Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 13.%, Functional: %, Economic: %, Special: %, Override: , Total: 13.2%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 44.00, Size Adj.: 2.04870129, Const Adj.: 0.88444996, Adj \$ / SQ: 79.727, Other Features: 0, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 77491, Depreciation: 10229, Depreciated Total: 67262.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features: 0, Val/Su Net: 38.02, Final Total: 67300, Val/Su SzAd: 145.67.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,770, Total: 69,188, Size Ad: 462, Gross Area: 2232, FinArea: 0.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID

120 2 0

IMAGE



AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .