



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		TRACEY'S CORNER, LINCOLN

OWNERSHIP

Owner 1:	HARPELL TR DIANE C
Owner 2:	
Owner 3:	ROUTE TWO FIRST TRUST
Street 1:	626 MAIN ST
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	POULOS SOPHIE P -
Owner 2:	HARPELL DIANE P -
Street 1:	626 MAIN ST
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1945, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	4.54	0.902	R1			LOCATIO	-30					231,957						232,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	105,600		1.300	232,000	337,600
Total Card		105,600	1.300	232,000	337,600
Total Parcel		105,600	1.300	232,000	337,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 204.83		/Parcel: 204.83	

Legal Description	User Acct
	0
	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	105,600	0	1.3	232,000	337,600	337,600	Year End Roll	9/28/2017
2017	101	FV	103,600	0	1.3	232,000	335,600	335,600	Year End Roll	9/29/2016
2016	101	FV	103,600	0	1.3	225,300	328,900	328,900	Year End Roll	1/14/2016
2015	101	FV	99,600	0	1.3	178,800	278,400	278,400	Year End	10/2/2014
2014	101	FV	98,600	0	1.3	196,200	294,800	294,800	Year End Roll	1/23/2014
2013	101	FV	96,600	0	1.	227,900	324,500	324,500	Year End Roll	10/25/2012
2012	101	FV	96,600	0	1.	207,200	303,800	303,800	Year End	1/26/2012
2011	101	FV	128,900	0	1.	181,800	310,700	310,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POULOS SOPHIE P	1278-171		12/19/2003	CONVENIENC		1	No	No		
HARPELL DIANE C	1270-12		6/24/2003	CONVENIENC		1	No	No		
TRACEY ROBERT J	1178-167		10/17/1997		185000	No	No			
CAROLINE TRACEY	1103-86		11/9/1992	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	D VELUTTI
1/15/1995	ENTRY DENIED	606	J SMITH

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

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
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:	5	- STEAM	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	FR	- Fair	48.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			48.6%

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	79.00
Size Adj.:	1.17643929
Const Adj.:	0.99970198
Adj \$ / SQ:	92.911
Other Features:	36500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	205519
Depreciation:	99882
Depreciated Total:	105637

CALC SUMMARY

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:									
AvRate:									
Ind.Val:									
371963.9112									
Juris. Factor:									
Val/Su Fin:									
64.08									
Special Features:									
0									
Val/Su Net:									
40.11									
Final Total:									
105600									
Val/Su SzAd:									
75.05									

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

COMMENTS

FORMERLY 118 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												
RM:	7	BR:	3	Baths:	1	HB:	1					

REMODELING

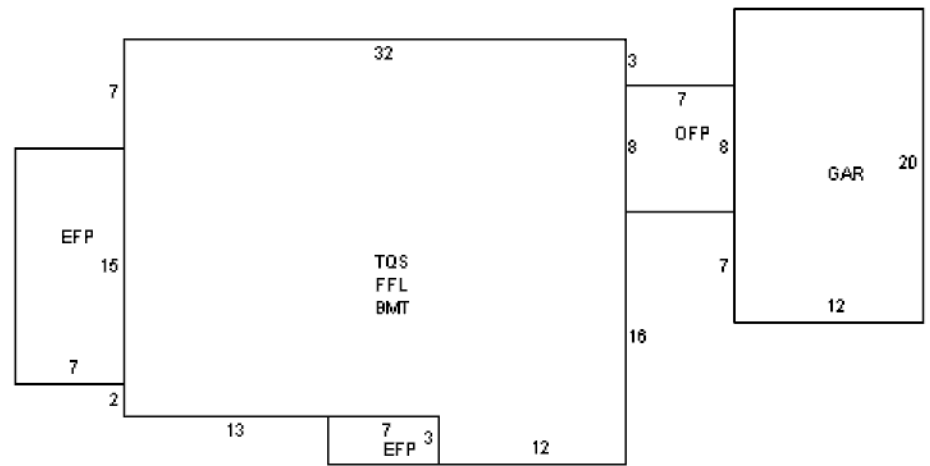
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:									
AvRate:									
Ind.Val:									
371963.9112									
Juris. Factor:									
Val/Su Fin:									
64.08									
Special Features:									
0									
Val/Su Net:									
40.11									
Final Total:									
105600									
Val/Su SzAd:									
75.05									

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	804	30.200	24,278	
FFL	1ST FLOOR	804	92.910	74,700	
TQS	3/4 STORY	603	92.910	56,025	
GAR	GARAGE	240	36.000	8,640	
EFP	ENCL PORCH	126	36.000	4,536	
OFF	OPEN PORCH	56	15.000	840	
Net Sketched Area:		2,633	Total:	169,019	
Size Ad	1407	Gross Area	2834	FinArea	1648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

AssessPro Patriot Properties, Inc