



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MILL STREET EX, LINCOLN

OWNERSHIP

Owner 1:	TSAI TZUFU
Owner 2:	DUH HUEYFEN M
Owner 3:	
Street 1:	9 MILL STREET EXT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1705 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		2.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									67,890						67,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	371,600	1,700	4.100	610,300	983,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 350.53						/Parcel: 350.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	367,900	1700	4.1	610,300	979,900	979,900	Year End Roll	9/28/2017
2017	101	FV	361,100	1700	4.1	579,900	942,700	942,700	Year End Roll	9/29/2016
2016	101	FV	357,800	1700	4.1	564,700	924,200	924,200	Year End Roll	1/14/2016
2015	101	FV	347,600	1700	4.1	527,900	877,200	877,200	Year End	10/2/2014
2014	101	FV	320,600	1700	4.1	479,900	802,200	802,200	Year End Roll	1/23/2014
2013	101	FV	313,900	1700	3.87	461,000	776,600	776,600	Year End Roll	10/25/2012
2012	101	FV	313,900	1700	3.87	501,000	816,600	816,600	Year End	1/26/2012
2011	101	FV	320,600	1700	3.87	508,200	830,500	830,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TURANO FLORENCE	22560-217		10/30/1992	DIVORCE/ESTA	90200	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/11/2018	7065	SOLAR PA	17,000	C				Install solar pane
10/1/2001	2362	SHED		C	6/29/2002			
4/23/1993	219	NEW HOME	220,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	M COLE
5/10/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH
12/13/1993	PERMIT VISIT	600	PA
12/7/1993	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	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:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1993	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:	4 - CARPET		50%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	10x16	A	AV	2002	15.00	T	30	101			1,700			1,700

EXTERIOR INFORMATION

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:	5	Rating:	AVERAGE

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	AV - Average	15.%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.6%

DEPRECIATION

Basic \$ / SQ:	91.00		
Size Adj.:	0.96382749		
Const Adj.:	1.009999999		
Adj \$ / SQ:	88.585		
Other Features:	57343		
Grade Factor:	1.25		
Neighborhood Inf:	1.00000000		
LUC Factor:	1.00		
Adj Total:	440246		
Depreciation:	68678		
Depreciated Total:	371568		

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	1045928.842	
Juris. Factor:	Val/Su Fin:	132.43		
Special Features:	0	Val/Su Net:	75.99	
Final Total:	371600	Val/Su SzAd:	132.43	

COMMENTS

Empty comment box.

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:	10	BR:	4	Baths:	2	HB:	1				

REMODELING

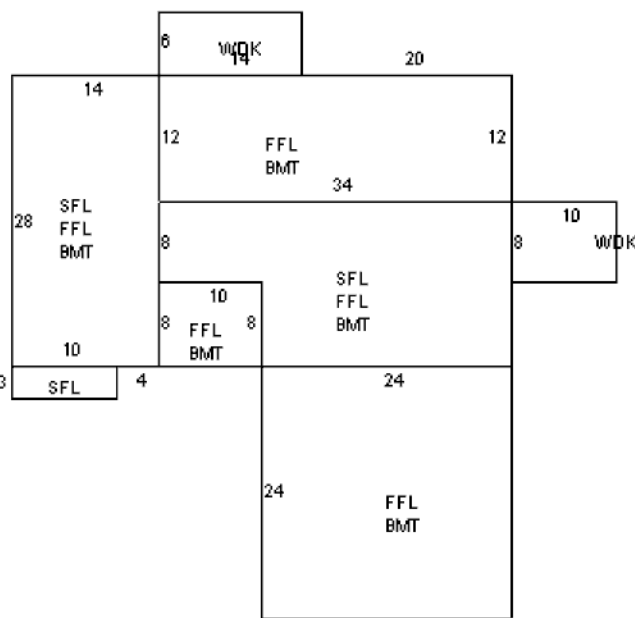
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,920	22.150	42,521	
FFL	1ST FLOOR	1,920	88.590	170,084	
SFL	2ND FLOOR	886	88.590	78,487	
WDK	WOOD DECK	164	22.940	3,762	
Net Sketched Area:		4,890	Total:	294,854	
Size Ad	2806	Gross Area	4890	FinArea	2806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

