130	2	0		1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 1,159,700
!1128!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	US BANK TRUST NA TRUSTEE				
Owner 2:	LSF9 MASTER PARTICIPATION TRST				
Owner 3:	C/O CALIBER HOME LOANS INC				
Street 1:	13801 WIRELESS WAY				
Street 2:					
Twn/City:	OKLAHOMA CITY				
St/Prov:	OK	Cntry		Own Occ:	Y
Postal:	73134			Type:	

PREVIOUS OWNER

Owner 1:	STRAUS - HASKEL				
Owner 2:	STRAUS - BARBARA A				
Street 1:	94 MILL ST				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773-1706				

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 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	638,300		1.600	521,400	1,159,700
Total Card	638,300		1.600	521,400	1,159,700
Total Parcel	638,300		1.600	521,400	1,159,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 193.67 | /Parcel: 193.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
10/28/11

PREVIOUS ASSESSMENT

Parcel ID 130 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	638,300	0	1.6	521,400	1,159,700	1,159,700	Year End Roll	9/28/2017
2017	101	FV	620,800	0	1.6	492,200	1,113,000	1,113,000	Year End Roll	9/29/2016
2016	101	FV	597,200	0	1.6	477,600	1,074,800	1,074,800	Year End Roll	1/14/2016
2015	101	FV	591,400	0	1.6	442,200	1,033,600	1,033,600	Year End	10/2/2014
2014	101	FV	551,400	0	1.6	396,100	947,500	947,500	Year End Roll	1/23/2014
2013	101	FV	540,000	0	1.6	384,500	924,500	924,500	Year End Roll	10/25/2012
2012	101	FV	549,600	0	1.84	440,100	989,700	989,700	Year End	1/26/2012
2011	101	FV	579,700	0	1.84	447,300	1,027,000	1,027,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	17:00:02

LAST REV

Date	Time
07/05/18	15:06:22
blakeley	
1128	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STRAUS,HASKEL	1504-139		3/6/2017	FORECLOSURE	898829	No	No			
BOSTON HIGASHI	1065-73		12/29/1989		500000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2018	7067	RENOVATI	88,600	O				Demo illegal kitch

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	D VELUTTI
2/15/1996	MEAS/EXT INS	606	J SMITH

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

USER DEFINED

Prior Id # 1:	32 3 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		69696		SQUARE FE	PRIME SITE		0	6.78	1.103	R3									521,442						521,400	

Total AC/HA:	1.60000	Total SF/SM:	69696.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	521,442	Spl Credit		Total:	521,400

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

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1979	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:	4 - CARPET		
Sec Floors:	4 - CARPET	50	%
Bsmnt Flr:			
Bsmnt Gar:	3		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	4	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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	33.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	33	%

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.85020041
Const Adj.:	1.02999997
Adj $ / SQ:	77.062
Other Features:	81500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	952634
Depreciation:	314369
Depreciated Total:	638265

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:	13	BRs:	4	Baths:	4	HB	1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	1
Totals			
1	13	4	

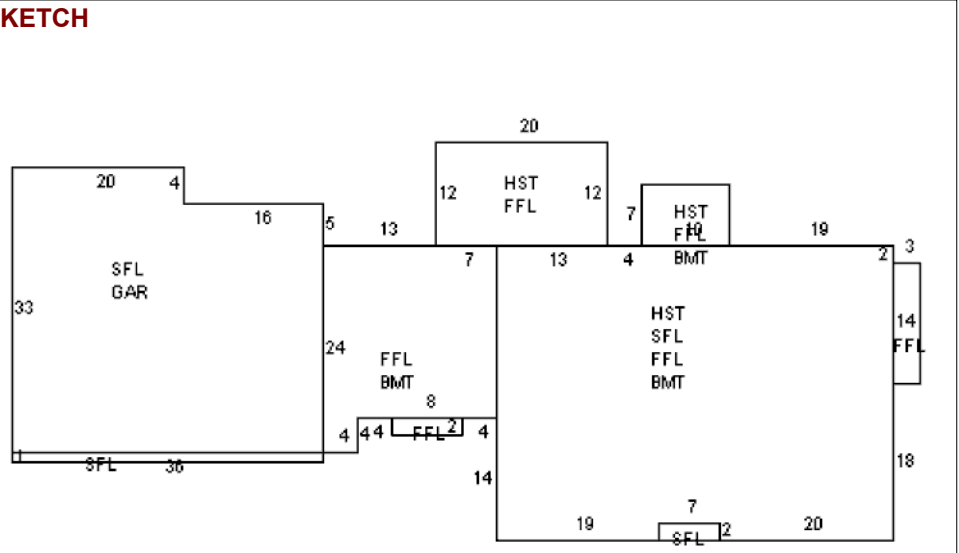
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 713500.0000

Juris. Factor:		Val/Su Fin:	106.60
Special Features:	0	Val/Su Net:	69.77
Final Total:	638300	Val/Su SzAd	106.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,724	77.060	209,917
FFL	1ST FLOOR	2,334	77.060	179,863
BMT	BASEMENT	2,036	19.270	39,225
GAR	GARAGE	1,124	36.000	40,464
HST	HALF STORY	930	77.060	71,668

Net Sketched Area:	9,148			Total:	541,137
Size Ad	5988	Gross Area	10078	FinArea	5988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

130 2 0

IMAGE

AssessPro Patriot Properties, Inc