



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	DAVIS TR ANDREW H
Owner 2:	
Owner 3:	THE DAVIS FAMILY TRUST
Street 1:	2 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3002 Type:

PREVIOUS OWNER

Owner 1:	DAVIS RONALD C -
Owner 2:	DAVIS BARBARA C -
Street 1:	2 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3002

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1943, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	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 Infru	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		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	314,500	2,200	2.200	553,300	870,000		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 225.62						/Parcel: 225.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	314,500	2200	2.2	553,300	870,000	870,000	Year End Roll	9/28/2017
2017	101	FV	301,300	0	2.2	522,900	824,200	824,200	Year End Roll	9/29/2016
2016	101	FV	301,300	0	2.2	507,700	809,000	809,000	Year End Roll	1/14/2016
2015	101	FV	289,900	0	2.2	470,900	760,800	760,800	Year End	10/2/2014
2014	101	FV	287,000	0	2.2	422,900	709,900	709,900	Year End Roll	1/23/2014
2013	101	FV	281,300	0	2.2	410,900	692,200	692,200	Year End Roll	10/25/2012
2012	101	FV	281,300	0	2.2	450,900	732,200	732,200	Year End	1/26/2012
2011	101	FV	287,000	0	2.2	458,100	745,100	745,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS RONALD C,	29578-166		12/19/1998		538000	No	No			
FRANCIS W. LAVE	8617-114		11/22/1955		17000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
4/7/1999	MEAS+INSPCTD	600	PA
1/23/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	553,290	Spl Credit		Total:	553,300
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EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	21	-	CONC BLOCK
Sec Wall:	2	-	CLAPBOAR 40%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+	-	AVG. (+)
Year Blt:	1943	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

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:	10	BRs:	4	Baths:	3	HB					

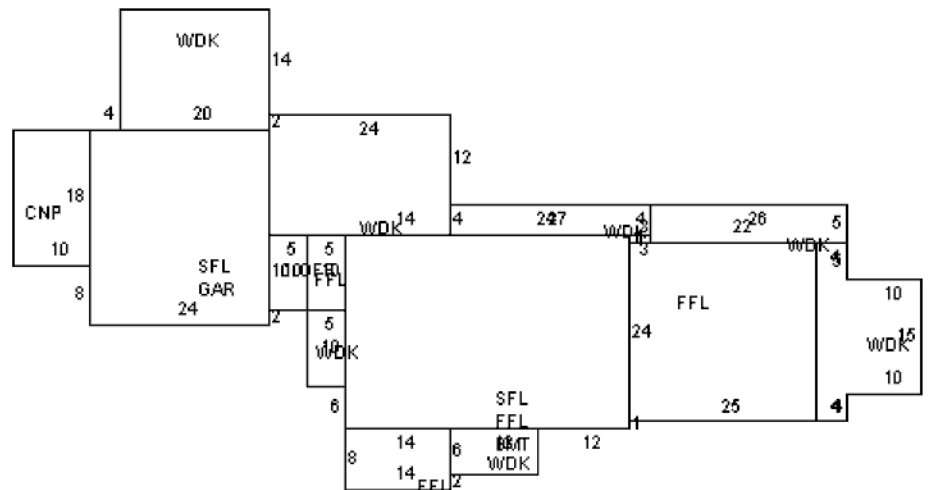
REMODELING

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

RES BREAKDOWN

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

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	-	PLASTER
Sec Int Wall:			%
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:	2	-	SOFTWOOD 50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	2	-	GAS
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD	-	Good	25.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				25.2%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.92846519
Const Adj.:	1.00979996
Adj \$ / SQ:	74.068
Other Features:	50500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	419131
Depreciation:	105621
Depreciated Total:	313510

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	836502.7237
Juris. Factor:		Val/Su Fin:	81.56	
Special Features:	1000	Val/Su Net:	48.28	
Final Total:	314500	Val/Su SzAd	93.55	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,750	74.070	129,618	
SFL	2ND FLOOR	1,612	74.070	119,397	
WDK	WOOD DECK	1,310	15.340	20,093	
BMT	BASEMENT	988	27.780	27,442	
GAR	GARAGE	624	36.000	22,464	
CNP	CANOPY	180	22.000	3,960	
OPF	OPEN PORCH	50	15.000	750	
Net Sketched Area:		6,514	Total:	323,724	
Size Ad	3362	Gross Area	6514	FinArea	3856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
SFL					
WDK					
BMT	100	RRM	50	A	0
GAR					
CNP					
OPF					

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
96	WHIRL PL	D	S	1		A	AV	1985	2,500.00	T	60	101			1,000			1,000
2	SHED/FR	D	Y	1	8x8	A	AV	2017	15.00	T	15	101			800			800
19	PATIO	D	Y	1	19X12	A	AV	2017	7.00	T	15	101			1,400			1,400

PARCEL ID

124 9 0

More:	N				
Total Yard Items:	2,200	Total Special Features:	1,000	Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc

