



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	FINNERTY RICHARD E
Owner 2:	FINNERTY WENDY M
Owner 3:	
Street 1:	7 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2201 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1973, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 1 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	344,600		1.847	542,500	887,100		
Total Card		344,600	1.847	542,500	887,100	Entered Lot Size	
Total Parcel		344,600	1.847	542,500	887,100		Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		218.47	/Parcel:	218.47	Insp Date
						Land Unit Type:	11/13/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	344,600	0	1.847	542,500	887,100	887,100	Year End Roll	9/28/2017
2017	101	FV	344,600	0	1.847	512,100	856,700	856,700	Year End Roll	9/29/2016
2016	101	FV	341,000	0	1.847	496,900	837,900	837,900	Year End Roll	1/14/2016
2015	101	FV	326,400	0	1.847	460,100	786,500	786,500	Year End	10/2/2014
2014	101	FV	322,800	0	1.847	412,100	734,900	734,900	Year End Roll	1/23/2014
2013	101	FV	315,500	0	1.847	520,100	835,600	835,600	Year End Roll	10/25/2012
2012	101	FV	343,400	0	1.85	459,800	803,200	803,200	Year End	1/26/2012
2011	101	FV	351,500	0	1.85	475,200	826,700	826,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWANSON RD. RLT	852-17		7/23/1974		110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/24/2017	6918	GARAGE	60,000	O				Construct a garage
10/2/2017	6873	DEMOLITI	15,000	O				Demolish carport a
1/25/2008	3876	RENOVATI	15,000	C				reno master bth

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2012	ABATE-INSPEC	618	G BOURGAULT
5/19/2008	INFO FM PRMT	100	B MORGAN
11/6/2007	MEAS+INSPCTD	100	B MORGAN
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/22/1998	ABATE-INSPEC	600	PA
9/9/1998	MEAS+INSPCTD	602	D TUCKER
5/11/1996	MEAS+INSPCTD	606	J SMITH
2/24/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(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:	C - AVERAGE		
Year Blt:	1973 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		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:	
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: 50
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	

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	
Frpl:	3 Rating: AVERAGE
WSFlue:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	25.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		25.4%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.03530669
Const Adj.:	1.00999999
Adj \$ / SQ:	81.561
Other Features:	62573
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	461913
Depreciation:	117326
Depreciated Total:	344587

COMMENTS

DEP VP171 CERTIFIED VERNAL POOL-RESTRICTIONS 310CMR10.00; 314CMR4.00 .

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:	6	BR:	1	Baths:	2	HB:	1				

REMODELING

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

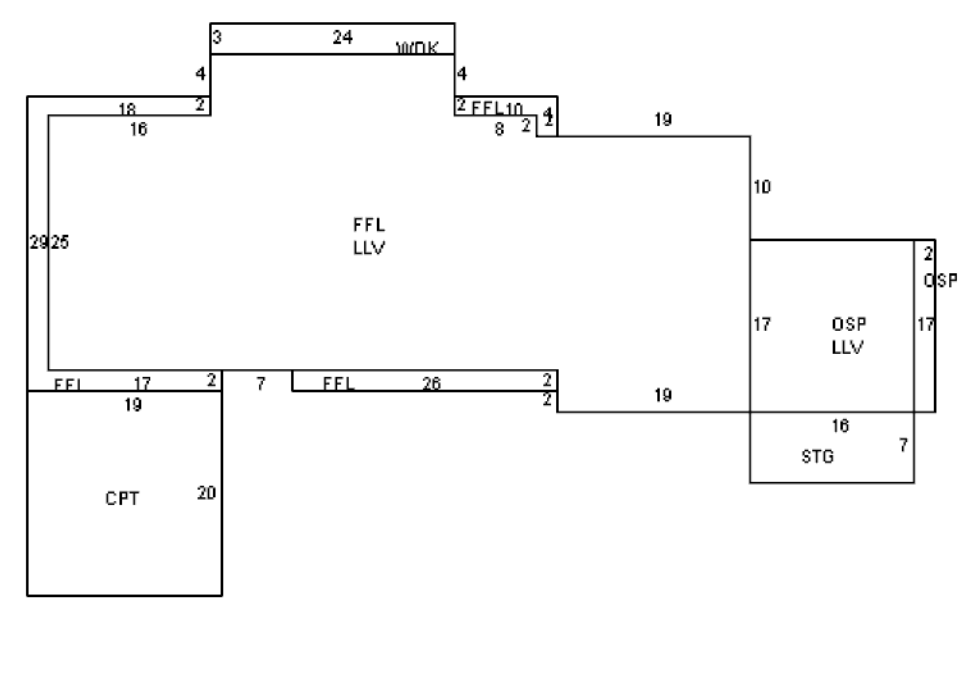
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	1	
Totals			
1	6	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	725423.9521
Juris. Factor:		Val/Su Fin:	84.88		
Special Features:	0	Val/Su Net:	66.94		
Final Total:	344600	Val/Su SzAd	163.86		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
LLV	LOWR LEVEL	2,175	95.830	208,441	
FFL	1ST FLOOR	2,103	81.560	171,524	
CPT	CARPORT	380	22.000	8,360	
OSP	SCRN PORCH	306	22.500	6,885	
STG	STORAGE	112	15.000	1,680	
WDK	WOOD DECK	72	34.040	2,451	
Net Sketched Area:		5,148	Total:	399,341	
Size Ad	2103	Gross Area	5148	FinArea	4060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc