



PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	ESHLEMAN DEAN B
Owner 2:	
Owner 3:	
Street 1:	89 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		40510		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,077						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	23,700	400	0.930	462,100	486,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 410.64						/Parcel: 410.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	23,700	400	.93	462,100	486,200	486,200	Year End Roll	9/28/2017
2017	101	FV	23,500	400	.93	436,200	460,100	460,100	Year End Roll	9/29/2016
2016	101	FV	23,200	400	.93	423,200	446,800	446,800	Year End Roll	1/14/2016
2015	101	FV	22,800	400	.93	391,900	415,100	415,100	Year End	10/2/2014
2014	101	FV	21,800	400	.93	351,000	373,200	373,200	Year End Roll	1/23/2014
2013	101	FV	21,300	400	.93	340,800	362,500	362,500	Year End Roll	10/25/2012
2012	101	FV	21,300	400	.93	374,800	396,500	396,500	Year End	1/26/2012
2011	101	FV	22,000	400	.93	381,000	403,400	403,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOCK PAUL CHIN	11260-666		12/19/1966		22500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/1994	602-94	REMOVE		C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	D TUCKER
5/11/1996	MEAS+INSPECTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH
2/20/1993	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	21 - CONC BLO 50%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D- - POOR
Year Blt:	1950
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	5 - LINO/VINYL
Sec Floors:	4 - CARPET 30%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	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	8X12	A	FR	1950	15.00	T	75	101						400

More: **N** Total Yard Items: **400** Total Special Features: Total: **400**

BATH FEATURES

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

Phys Cond:	PR - Poor	61.0%
Functional:	D - DESIGN	20.0%
Economic:		
Special:		
Override:		
Total:		68.8%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.25675678
Const Adj.:	0.93391651
Adj \$ / SQ:	88.028
Other Features:	31500
Grade Factor:	0.55
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	76002
Depreciation:	52289
Depreciated Total:	23713

COMMENTS

ANGLED SQUARED OFF

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 : 5	BR : 2	Bath : 1

REMODELING

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

RES BREAKDOWN

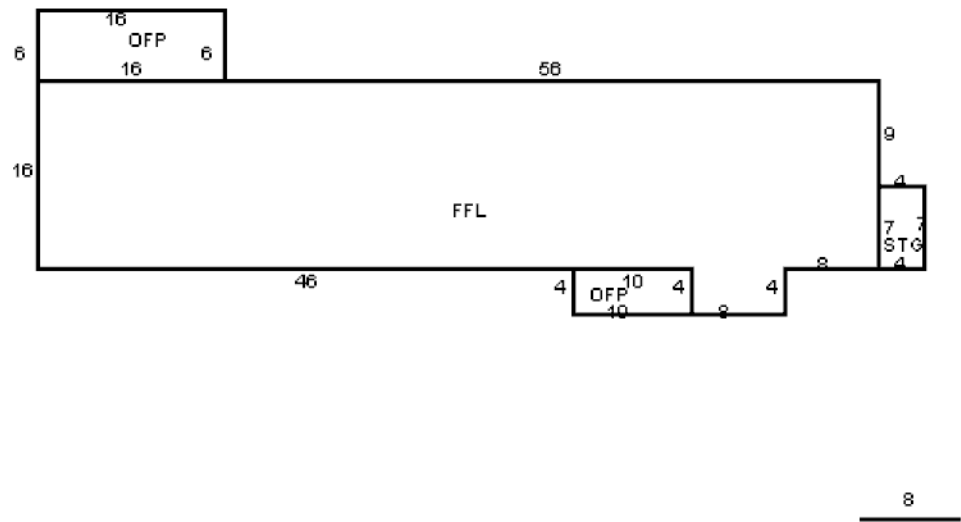
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val:	443666.8008
Juris. Factor:		Val/Su Fin:	20.02	
Special Features:	0	Val/Su Net:	17.58	
Final Total:	23700	Val/Su SzAd:	20.02	

PARCEL ID 133 52 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,184	88.030	104,225
OFF	OPEN PORCH	136	15.000	2,040
STG	STORAGE	28	15.000	420
Net Sketched Area:		1,348	Total:	106,685
Size Ad	1184	Gross Area	1348	FinArea 1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc