



PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		TABOR HILL RD, LINCOLN

OWNERSHIP

Owner 1:	CORCORAN STEVEN G
Owner 2:	
Owner 3:	
Street 1:	38 TABOR HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SATTERFIELD ANNE P TR -
Owner 2:	AP SATTERFIELD TRUST NO 1 -
Street 1:	720 RIO GRANDE DRIVE
Twn/City:	ALPHARETTA
St/Prov:	GA Cntry
Postal:	30022

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	276,800	9,500	2.000	651,300	937,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 342.69						/Parcel: 342.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	276,800	9500	2.	651,300	937,600	937,600	Year End Roll	9/28/2017
2017	101	FV	271,700	9500	2.	644,900	926,100	926,100	Year End Roll	9/29/2016
2016	101	FV	269,100	9500	2.	626,500	905,100	905,100	Year End Roll	1/14/2016
2015	101	FV	261,300	9500	2.	580,100	850,900	850,900	Year End	10/2/2014
2014	101	FV	240,700	9500	2.	540,900	791,100	791,100	Year End Roll	1/23/2014
2013	101	FV	235,500	9500	2.	524,900	769,900	769,900	Year End Roll	10/25/2012
2012	101	FV	253,400	9500	2.	544,900	807,800	807,800	Year End	1/26/2012
2011	101	FV	259,000	9500	2.	563,300	831,800	831,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SATTERFIELD ANN	57731-515		10/27/2011	DIVORCE/ESTA	695000	No	No			
CHARLES SATTERF	19251-133		8/8/1988	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/8/2012	5227	MANUAL	12,000	C				sheet metal work f
12/21/2011	4953	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2012	MEAS/EXT INS	618	G BOURGAULT
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/13/1998	MEAS+INSPCTD	602	D TUCKER
11/21/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	2 - CONC BLOCK	
Frame:	1 - WOOD	
Prime Wall:	26 - WOOD	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	4 - TAR+GRAVEL	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1957	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:			
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	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Basic \$ / SQ:	91.00
Size Adj.:	1.07644176
Const Adj.:	1.00979996
Adj \$ / SQ:	98.916
Other Features:	49500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	397720
Depreciation:	120907
Depreciated Total:	276813

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	
3	GARAGE	D	Y	1	22x30	A	AV	1969	36.00	T	60	101			9,500			9,500	
More: N		Total Yard Items:		9,500	Total Special Features:													Total:	9,500

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.4%

CALC SUMMARY**COMMENTS**

500' OFF=COVERED WALKWAY TO DET GAR .

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:	7	BR:	4	Baths:	3	HB					

REMODELING

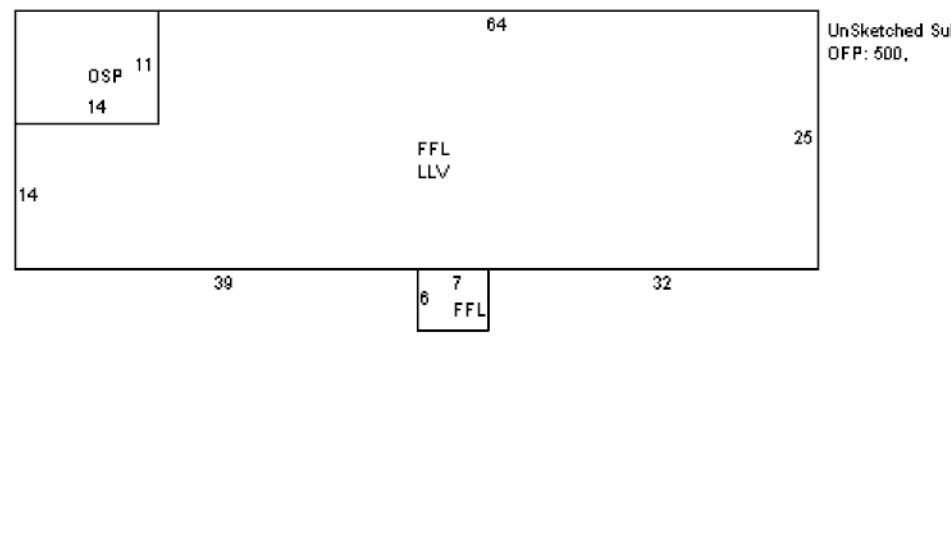
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 939860.5210
Juris. Factor:		Val/Su Fin:	101.17	
Special Features:	0	Val/Su Net:	64.55	
Final Total:	276800	Val/Su SzAd	150.60	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,838	98.920	181,808	
LLV	LOWR LEVEL	1,796	86.550	155,447	
OFF	OPEN PORCH	500	15.000	7,500	
OSP	SCRN PORCH	154	22.500	3,465	
Net Sketched Area:		4,288	Total:	348,220	
Size Ad	1838	Gross Area	4288	FinArea	2736

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	0

IMAGE