140	36	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,023,766
Map	Lot	Sublot	Building	Unit	CARD	!1549!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	JOHNSON KIMMOND ALLAN
Owner 2:	
Owner 3:	
Street 1:	22 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as 017 with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 3 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	585,800	57,800	0.120	380,100	1,023,700
720			1.380	66	66
Total Card	585,800	57,800	1.500	380,166	1,023,766
Total Parcel	585,800	57,800	1.500	380,166	1,023,766

Source: Market Adj Cost | Total Value per SQ unit /Card: 212.44 | /Parcel: 212.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/22/10

PREVIOUS ASSESSMENT

Parcel ID: 140 36 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	585,800	57800	1.5	421,500	1,065,100	1,023,755	Year End Roll	9/28/2017
2017	017	FV	568,300	57800	1.5	417,700	1,043,800	1,002,455	Year End Roll	9/29/2016
2016	017	FV	545,700	57800	1.5	406,900	1,010,400	969,055	Year End Roll	1/14/2016
2015	017	FV	540,000	57800	1.5	379,600	977,400	936,055	Year End	10/2/2014
2014	017	FV	499,900	57800	3.217	577,400	1,135,100	1,093,755	Year End Roll	1/23/2014
2013	017	FV	488,500	57800	1.5	347,200	893,500	852,155	Year End Roll	10/25/2012
2012	017	FV	499,900	57800	1.5	358,900	916,600	875,359	Year End	1/26/2012
2011	017	FV	454,000	57800	1.5	369,800	881,600	840,359	Year End	2/10/2011

PRINT

Date	Time
10/02/18	19:03:44

LAST REV

Date	Time
01/23/14	12:28:58
apro	
1549	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANNE E. JOHNSON	22778-12		12/29/1992	FAMILY	1	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2012	5282	ROOF	5,700	C				strip & re-roof dw
10/10/2012	5184	SOLAR PA	51,800	C				56 flush solar pan
2/24/2005	3127	W/S FLUE		C	5/14/2005			
10/2/2003	2783	ADDITION	300,000	C	5/15/2004			3 story addition 5
8/19/2003	2754	MANUAL	20,000	C				foundation for add
1/25/1994	193	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	D VELUTTI
5/15/2004	MEAS+INSPCTD	615	D VELUTTI
4/20/1996	MEAS+INSPCTD	606	J SMITH
12/14/1993	PERMIT VISIT	600	PA

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

USER DEFINED

Prior Id # 1:	57 2 4
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		5227		SQUARE FE	PRIME SITE		0	8.08	9.000	R4									380,107						380,100	
720	RELATED		1.38		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									41,400			48			66	

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	017	017	Prime NB Desc	RES CAT 4	Total:	421,507

Spl Credit: 41,334 | Total: 380,166

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
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:	B+ - GOOD (+)		
Year Blt:	1910	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:	2 - SOFTWOOD		
Sec Floors:			%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17	%

CALC SUMMARY

Basic $ / SQ:	88.00
Size Adj.:	0.87450719
Const Adj.:	1.01999998
Adj $ / SQ:	78.496
Other Features:	47687
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	705744
Depreciation:	119977
Depreciated Total:	585768

COMMENTS

see also 22778-011, incl parcel 57-2-11, FORMER CHICKEN COOP NARROW HEADROOM.

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:	12	BRs:	3	Baths:	2	HB	1

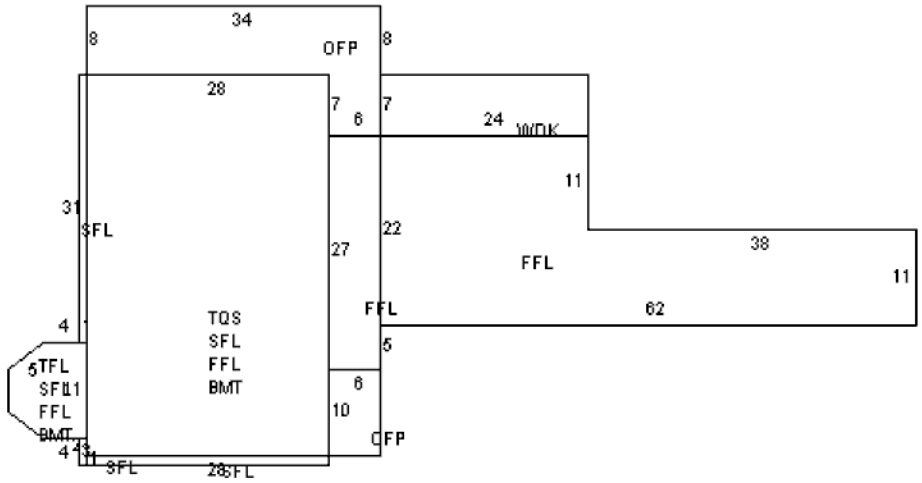
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	3	
Totals			
1	12	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	0.00000		

Juris. Factor:		Val/Su Fin:	121.56
Special Features:	0	Val/Su Net:	87.69
Final Total:	585800	Val/Su SzAd	121.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,427	78.500	190,509
SFL	2ND FLOOR	1,381	78.500	108,403
BMT	BASEMENT	1,319	19.620	25,884
TQS	3/4 STORY	924	78.500	72,530
OFP	OPEN PORCH	374	15.000	5,610
WDK	WOOD DECK	168	22.730	3,819
TFL	3RD FLOOR	87	78.500	6,829
	Net Sketched Area:	6,680	Total:	413,584

Size Ad	4819	Gross Area	6988	FinArea	4819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

140 36 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
31	BARN	D	Y	1	29X81	A	AV	1910	35.00	T	60	101			32,900			32,900
31	BARN	D	Y	1	45X36	A	AV	1910	35.00	T	60	101			22,700			22,700
40	LEAN-TO	A	Y	1	738	F	FR	1910	5.40	T	75	101			1,000			1,000
2	SHED/FR	A	Y	1	360	F	FR	1910	13.50	T	75	101			1,200			1,200

More:	N	Total Yard Items:	57,800	Total Special Featues:		Total:	57,800