

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN HOUSE ASSOCIATES
Owner 2:	KEEN DEVELOPMENT CORP
Owner 3:	
Street 1:	2 UNIVERSITY RD
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02238-2589 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN HOUSE ASSOCIATES -
Owner 2:	KEEN DEVELOPMENT CORP -
Street 1:	2 UNIVERSITY RD
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02238-2589

NARRATIVE DESCRIPTION

This Parcel contains 24.101 ACRES of land mainly classified as CONDO CONDO with a(n) CONTEMPORARY Building Built about 1991,

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
008	CONDO		17.23446		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									517,034						517,000	
008	CONDO		5.03		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									30,180						30,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
998	295,100	85,100	24.101	1,089,600	1,469,800	MASTER CONDO RECORD BATTLE ROAD FARM	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 453.71						/Parcel: 453.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	998	FV	295,100	85100	24.101	1,089,600	1,469,800	1,469,800	Year End Roll	9/28/2017
2017	998	FV	289,500	85100	24.101	1,059,200	1,433,800	1,433,800	Year End Roll	9/29/2016
2016	998	FV	286,700	85100	24.101	1,044,000	1,415,800	1,415,800	Year End Roll	1/14/2016
2015	998	FV	278,300	85100	24.101	1,007,200	1,370,600	1,370,600	Year End	10/2/2014
2014	998	FV	255,900	85100	24.101	959,200	1,300,200	1,300,200	Year End Roll	1/23/2014
2013	998	FV	250,300	85100	24.101	947,200	1,282,600	1,282,600	Year End Roll	10/25/2012
2012	998	FV	252,800	84900	24.101	100	337,800	337,800	Year End	1/26/2012
2011	998	FV	284,100	84900	24.101	100	369,100	369,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN HOUSE A	20041-207		8/29/1989			No	No			Master Deed
TOWN OF LINCOLN	19443-510		11/1/1988		1400000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/1/2009	4219	ROOF		C				strip and re-roof
6/19/2008	3972	FINISH B	15,000	C	4/30/2009			finish existing bm
6/2/2008	3956	ROOF		C				strip & refoot#18,
6/2/2008	3955	ROOF		C				strip & re-roof #4
7/3/2007	3722	RENOVATI	16,300	C	6/19/2008			remodel & repair k
11/22/2000	2133	MANUAL		C				floor truss

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
4/30/2009	PERMIT VISIT	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	6 10 0
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:	

**PRINT**

Date	Time
10/02/18	19:22:21

**LAST REV**

Date	Time
12/04/17	11:25:01
apro	1597

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1H - 1H, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE.

COMMENTS

BATTLEGROAD FARM CONDOS MEETING HOUSE. STORAGE SHED AND WASTEWATER TREATMENT PLANT ON INDIAN CAMP LANE..

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: , BRs: , Baths: 2, HB.

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating: .

GENERAL INFORMATION

Table with general information: Grade: C+ - AVG. (+), Year Blt: 1991, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 16.%, Functional: , Economic: , Special: , Override: , Total: 16.8%.

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 1.00136161, Const Adj.: 0.99000001, Adj \$ / SQ: 90.213, Other Features: 43634, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 354649, Depreciation: 59581, Depreciated Total: 295068.

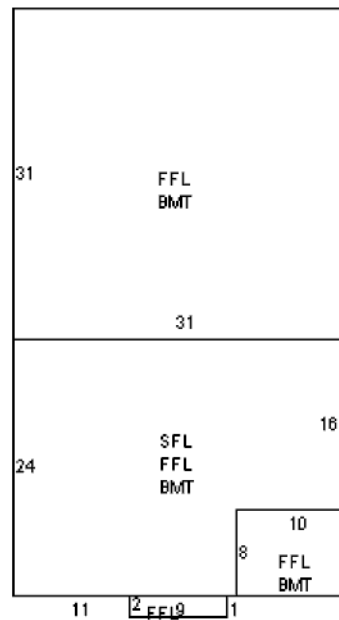
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 91.08, Special Features: 0, Val/Su Net: 72.12, Final Total: 295100, Val/Su SzAd: 123.63.

SPEC FEATURES/YARD ITEMS

Table with 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.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,092, Total: 273,017, Size Ad: 2387, Gross Area: 4092, FinArea: 3240.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 85,100

Total Special Features:

Total: 85,100