103	13	0	13	13R	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 500,700

!1610!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	R	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	WOLFF SUSAN				
Owner 2:					
Owner 3:					
Street 1:	13R SOUTH COMMONS				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773			Type:	

PREVIOUS OWNER

Owner 1:	THORNDIKE ALBERT JR -				
Owner 2:	THORNDIKE BRENDA L -				
Street 1:	13R SOUTH COMMONS				
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry			
Postal:	01773				

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	500,700		0.000		500,700
Total Card	500,700		0.000		500,700
Total Parcel	500,700		0.000		500,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 209.88 | /Parcel: 209.88

Legal Description

55

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/24/12

PREVIOUS ASSESSMENT

Parcel ID: 103 13 0 13 13R

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	500,700	0	.		500,700	500,700	Year End Roll	9/28/2017
2017	102	FV	468,100	0	.		468,100	468,100	Year End Roll	9/29/2016
2016	102	FV	464,000	0	.		464,000	464,000	Year End Roll	1/14/2016
2015	102	FV	447,800	0	.		447,800	447,800	Year End	10/2/2014
2014	102	FV	423,300	0	.		423,300	423,300	Year End Roll	1/23/2014
2013	102	FV	399,900	0	.		399,900	399,900	Year End Roll	10/25/2012
2012	102	FV	397,600	0	.		397,600	397,600	Year End	1/26/2012
2011	102	FV	444,400	0	.		444,400	444,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	19:29:33

LAST REV

Date	Time
05/02/12	10:34:35
brennanp	
1610	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THORNDIKE ALBER	48566-189		11/28/2006		482500	No	No			
THORNDIKE ALBER	35334-132		4/24/2002	CONVENIENC	1	No	No			
SPAULDING TARA	31396-004		5/12/2000		340500	No	No			
LONCOLN HSE ASS	25790-37		11/2/1995		229675	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
12/4/2008	MEAS+INSPCTD	100	B MORGAN
5/1/2004	M&L EXTERIOR	615	D VELUTTI

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

USER DEFINED

Prior Id # 1:	6 10 13R
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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS		
Sty Ht:	2 - 2		
(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:	A - AVERAGE		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1995	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:	4 - CARPET		
Sec Floors:	3 - HARDWOO	30	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	0		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.911000013
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	7.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		7.5	%

CALC SUMMARY

Basic $ / SQ:	162.00
Size Adj.:	1.09138346
Const Adj.:	0.98588008
Adj $ / SQ:	174.308
Other Features:	42410
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	541276
Depreciation:	40596
Depreciated Total:	500680

COMMENTS

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:	7	BRs:	3	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH

UnSketched SubAreas:
SFL: 678,
FFL: 970,
BMT: 922,
PAT: 64,
OFP: 115,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 428014.2857
Juris. Factor:		Val/Su Fin:	209.85
Special Features:	0	Val/Su Net:	182.14
Final Total:	500700	Val/Su SzAd	303.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	970	174.310	169,078
BMT	BASEMENT	922	66.240	61,070
SFL	2ND FLOOR	678	174.310	118,181
OFP	OPEN PORCH	115	15.000	1,725
PAT	PATIO	64	7.000	448

Net Sketched Area:	2,749	Total:	350,502
Size Ad	1648	Gross Area	2749	FinArea	2386
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

103 13 0 13 13R

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 Featues:		Total:	