



PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	D	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1: DAVIS MARGARET L
 Owner 2:
 Owner 3:
 Street 1: 21D SOUTH COMMONS
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-1114 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	428,000		0.000		428,000	
Total Card 428,000 0.000 428,000						Entered Lot Size
Total Parcel 428,000 0.000 428,000						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 247.34		/Parcel: 247.34		Land Unit Type:

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

PREVIOUS OWNER

Owner 1: COLLINGS RAY KINGSLEY -
 Owner 2: -
 Street 1: 21D SOUTH COMMONS
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1114

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	428,000	0	.		428,000	428,000	Year End Roll	9/28/2017
2017	102	FV	400,100	0	.		400,100	400,100	Year End Roll	9/29/2016
2016	102	FV	396,700	0	.		396,700	396,700	Year End Roll	1/14/2016
2015	102	FV	382,700	0	.		382,700	382,700	Year End	10/2/2014
2014	102	FV	361,900	0	.		361,900	361,900	Year End Roll	1/23/2014
2013	102	FV	341,700	0	.		341,700	341,700	Year End Roll	10/25/2012
2012	102	FV	339,900	0	.		339,900	339,900	Year End	1/26/2012
2011	102	FV	379,900	0	.		379,900	379,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLLINGS RAY KI	34739-81		2/4/2002		379500	No	No			
COLLINGS KATHRY	30332-435		6/18/1999	CONVENIENC		1	No	No		
LINCOLN HOUSE A	26366-428		5/31/1996		224491	No	No			

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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/17/2000	1895	FINISH B	18,000	C	6/12/2001			
7/12/1995	770-95	MANUAL	70,000	C	7/1/1996		NW CONDO	

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	D VELUTTI
4/29/1997	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

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
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:
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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:	3 - HARDWOOD
Sec Floors:	
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:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 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	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.88899999
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.:	1.18026805
Const Adj.:	0.99959999
Adj \$ / SQ:	191.127
Other Features:	32306
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	462676
Depreciation:	34701
Depreciated Total:	427975

COMMENTS

MARKET UNIT

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						6	3		2			1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				362747.5138
Juris. Factor:		Val/Su Fin:		247.40
				204.10
Special Features:	0	Val/Su Net:		318.69
		Final Total:	428000	Val/Su SzAd

SKETCH

Unsketched SubAreas:
SFL: 743,
FFL: 600,
BMT: 596,
PAT: 80,
OFP: 78.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	743	191.130	142,007
FFL	1ST FLOOR	600	191.130	114,676
BMT	BASEMENT	596	75.730	45,137
PAT	PATIO	80	7.000	560
OFP	OPEN PORCH	78	15.000	1,170
Net Sketched Area:		2,097	Total:	303,550
Size Ad	1343 Gross Area	2097	Fin Area	1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

