



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23	B	SOUTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	YU HAIYING
Owner 2:	
Owner 3:	
Street 1:	23B SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

**PREVIOUS OWNER**

Owner 1:	MILLAR - ELIZABETH A
Owner 2:	-
Street 1:	23B SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

**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, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		

**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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	386,600		0.000		386,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		312.28	/Parcel:	312.28	Insp Date
						Land Unit Type:	04/24/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	386,600	0	.		386,600	386,600	Year End Roll	9/28/2017
2017	102	FV	361,400	0	.		361,400	361,400	Year End Roll	9/29/2016
2016	102	FV	358,300	0	.		358,300	358,300	Year End Roll	1/14/2016
2015	102	FV	345,700	0	.		345,700	345,700	Year End	10/2/2014
2014	102	FV	326,800	0	.		326,800	326,800	Year End Roll	1/23/2014
2013	102	FV	308,700	0	.		308,700	308,700	Year End Roll	10/25/2012
2012	102	FV	306,000	0	.		306,000	306,000	Year End	1/26/2012
2011	102	FV	342,000	0	.		342,000	342,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MILLAR,ELIZABET	62268-242		7/18/2013		359000	No	No			
LINCOLN HOUSSE	26966-114		1/6/1997		199050	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2014	5728	WINDOWS	3,200	C				Replace 14 windows
10/30/2013	5590	MANUAL	2,500	C				sheet metal work f
8/15/2013	5512	RENOVATI	22,000	C	5/22/2014			remodel the kitche
7/12/1995	772-95	MANUAL	70,000	C	7/1/1996			NW CONDO

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/22/2014	PERMIT VISIT	25	D ERSKINE
4/24/2012	MEAS/EXT INS	25	D ERSKINE
4/28/2004	M&L COMPLETE	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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:		%
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

More:  Total Yard Items:  Total Special Features:  Total:

**BATH FEATURES**

Full Bath:	1	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.811999977	
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.:	1.22100163
Const Adj.:	0.98000002
Adj \$ / SQ:	193.846
Other Features:	32058
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	417897
Depreciation:	31342
Depreciated Total:	386554

**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		RM	5	BR	2	Bath	1	HB	1			

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID** 103 13 0 23 23B

**SKETCH**

Unsketched SubAreas:  
SFL: 619,  
FFL: 619,  
BMT: 592,  
PAT: 96,  
OFP: 130.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	619	193.850	116,287	
SFL	2ND FLOOR	619	193.850	116,287	
BMT	BASEMENT	592	48.460	28,689	
OFP	OPEN PORCH	130	15.000	1,950	
PAT	PATIO	96	7.000	672	
Net Sketched Area:		2,056	Total:	263,885	
Size Ad	1238	Gross Area	2056	FinArea	1238

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

