



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	C	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	CRISAFULLI ORION S
Owner 2:	
Owner 3:	
Street 1:	25C SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SHTOKMAN - DMITRIY A
Owner 2:	SHTOKMAN - NATALYA
Street 1:	5 JUDITH LANE APT9
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02452

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1996, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	423,800		0.000		423,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 262.17						/Parcel: 262.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	423,800	0	.		423,800	423,800	Year End Roll	9/28/2017
2017	102	FV	396,200	0	.		396,200	396,200	Year End Roll	9/29/2016
2016	102	FV	392,800	0	.		392,800	392,800	Year End Roll	1/14/2016
2015	102	FV	371,700	0	.		371,700	371,700	Year End	10/2/2014
2014	102	FV	351,400	0	.		351,400	351,400	Year End Roll	1/23/2014
2013	102	FV	331,900	0	.		331,900	331,900	Year End Roll	10/25/2012
2012	102	FV	329,800	0	.		329,800	329,800	Year End	1/26/2012
2011	102	FV	369,400	0	.		369,400	369,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHTOKMAN,DMITRI	63493-56		4/15/2014		418000	No	No			
BURGEL JOSHUA J	58776-88		3/28/2012		345000	No	No			
LADD DANIEL W,	38719-130		4/8/2003		353000	No	No			
LINCOLN HOUSE A	26608-18		8/23/1996		202080	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/30/2010	4439	RENOVATI	20,000	C	7/1/2010			Finish protion of
11/22/1995	865-95	NEW HOME	70,000	C	7/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
4/29/1997	MEAS/EXT INS	600	PA

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

GENERAL 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:	1996	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

INTERIOR INFORMATION

Phys Cond:	AV	- Average	7.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.2%

DEPRECIATION

Basic \$ / SQ:	162.00
Size Adj.:	1.22868848
Const Adj.:	0.99959999
Adj \$ / SQ:	198.968
Other Features:	38641
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	456682
Depreciation:	32881
Depreciated Total:	423801

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
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COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val	357093.6210
Juris. Factor:		Val/Su Fin:	262.09
Special Features:	0	Val/Su Net:	209.49
Final Total:	423800	Val/Su SzAd:	347.38

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

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	0.823000014	
Name:	1	- BATTLE ROAD

REMODELING

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

REMODELING

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

RES BREAKDOWN

Totals	RM:	5	BR:	2	Baths:	2	HB:	1
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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												

MARKET UNIT

MARKET UNIT												
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COMMENTS

MARKET UNIT												
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REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
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RES BREAKDOWN

No Unit	RMS	BRS	FL
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Totals			
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MARKET UNIT

MARKET UNIT												
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SKETCH

SKETCH												
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	610	78.840	48,093	
FFL	1ST FLOOR	610	198.970	121,370	
SFL	2ND FLOOR	610	198.970	121,370	
PAT	PATIO	108	7.000	756	
OFP	OPEN PORCH	85	15.000	1,275	
Net Sketched Area:		2,023	Total:	292,864	
Size Ad	1220	Gross Area	2023	FinArea	1617

SUB AREA DETAIL

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

IMAGE

UnSketched SubAreas:
SFL: 610,
FFL: 610,
BMT: 610,
PAT: 108,
OFP: 85,

IMAGE

AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total: