



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: GOLAY TR RICHARD P
 Owner 2: SLOAT TR LAUREN B
 Owner 3: 27R SOUTH COMMONS RD REALTY TR
 Street 1: 27R 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	507,500		0.000		507,500	
Total Card 507,500 0.000 507,500						Entered Lot Size
Total Parcel 507,500 0.000 507,500						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 210.88		/Parcel: 210.88		Land Unit Type:

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

PREVIOUS OWNER

Owner 1: SLOAT LAUREN -
 Owner 2: -
 Street 1: 27R 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	507,500	0	.		507,500	507,500	Year End Roll	9/28/2017
2017	102	FV	474,500	0	.		474,500	474,500	Year End Roll	9/29/2016
2016	102	FV	470,400	0	.		470,400	470,400	Year End Roll	1/14/2016
2015	102	FV	453,900	0	.		453,900	453,900	Year End	10/2/2014
2014	102	FV	429,100	0	.		429,100	429,100	Year End Roll	1/23/2014
2013	102	FV	405,100	0	.		405,100	405,100	Year End Roll	10/25/2012
2012	102	FV	400,300	0	.		400,300	400,300	Year End	1/26/2012
2011	102	FV	447,500	0	.		447,500	447,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLOAT LAUREN,	44190-531		11/30/2004	CONVENIENC		1	No	No		
PEPPLE SUSAN,	30911-185		11/24/1999		317000	No	No			
LINCOLN HOUSE A	26612-316		8/27/1996		238525	No	No			

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, 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	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
3/9/2000	1887	FINISH B	9,000	C	6/28/2000			6/28/00 100%
11/22/1995	867-95	MANUAL	100,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/28/2000	MEAS/EXT INS	611	P MULHERN

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

Table with exterior details: 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

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1996, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD 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

SPEC FEATURES/YARD ITEMS

Table with columns: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

BATH FEATURES

Table with bath details: 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

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

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.908999979, Name: 1 - BATTLE ROAD

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 7.2%, Functional: %, Economic: %, Special: %, Override: %, Total: 7.2%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 162.00, Size Adj.: 1.08738732, Const Adj.: 0.98588008, Adj \$ / SQ: 173.669, Other Features: 36042, Grade Factor: 1.12, Neighborhood Inf: 1.23000002, LUC Factor: 1.00, Adj Total: 546873, Depreciation: 39375, Depreciated Total: 507498

COMMENTS

Table with comment: MARKET UNIT

RESIDENTIAL GRID

Table with 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

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 7 3 2, Totals 1 7 3

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 432100.1908, Juris. Factor, Val/Su Fin: 210.84, Special Features: 0, Val/Su Net: 180.41, Final Total: 507500, Val/Su SzAd: 304.80

SKETCH

Unsketched SubAreas: SFL: 675, FFL: 990, BMT: 927, PAT: 96, OFP: 125,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 2,813, Total: 360,933, Size Ad: 1665, Gross Area: 2813, FinArea: 2407

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

