



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GOODRICH ALAN
Owner 2:	FRAGALA ELIZABETH
Owner 3:	
Street 1:	29D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

**PREVIOUS OWNER**

Owner 1:	CURTIS MICHAEL -
Owner 2:	CROWLEY DENYCE C -
Street 1:	29D 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 1996, 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		

**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	436,800		0.000		436,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.45						/Parcel: 234.45	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	436,800	0	.		436,800	436,800	Year End Roll	9/28/2017
2017	102	FV	408,300	0	.		408,300	408,300	Year End Roll	9/29/2016
2016	102	FV	404,800	0	.		404,800	404,800	Year End Roll	1/14/2016
2015	102	FV	390,600	0	.		390,600	390,600	Year End	10/2/2014
2014	102	FV	369,300	0	.		369,300	369,300	Year End Roll	1/23/2014
2013	102	FV	348,700	0	.		348,700	348,700	Year End Roll	10/25/2012
2012	102	FV	346,000	0	.		346,000	346,000	Year End	1/26/2012
2011	102	FV	386,800	0	.		386,800	386,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTIS MICHAEL,	41721-152		1/2/2004		410000	No	No			
LINCOLN HOUSE A	26417-303		6/19/1996		222542	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/22/1995	871-95	MANUAL	70,000	C	7/1/1996			NW CONDO

**ACTIVITY INFORMATION**

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

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

**PRINT**

Date	Time
10/02/18	19:57:47

**LAST REV**

Date	Time
05/02/12	14:53:27

brennanp  
1663

**USER DEFINED**

Prior Id # 1:	6 10 29D
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:	

**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:	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

**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 Features:	Total:
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**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:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.888999999
Name:	1 - BATTLE ROAD

**DEPRECIATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	162.00
Size Adj.:	1.17426467
Const Adj.:	0.99959999
Adj \$ / SQ:	190.155
Other Features:	32352
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	470639
Depreciation:	33886
Depreciated Total:	436753

**COMMENTS**

MARKET UNIT
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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												
Totals	RM's:	6	BR's:	3	Baths:	2	HB	1				

**REMODELING**

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

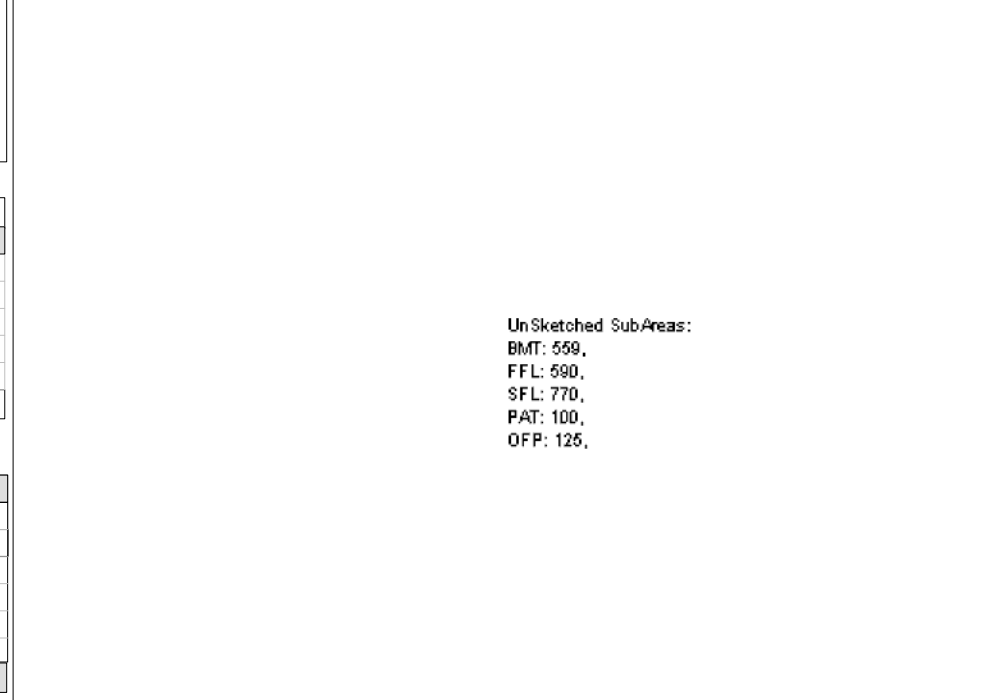
**RES BREAKDOWN**

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 342833.2082
Juris. Factor:		Val/Su Fin:		234.46
Special Features:	0	Val/Su Net:		203.73
Final Total:	436800	Val/Su SzAd:		321.18

**SKETCH**



UnSketched SubAreas:  
BMT: 559,  
FFL: 590,  
SFL: 770,  
PAT: 100,  
OFP: 125,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	559	86.050	48,099
OFP	OPEN PORCH	125	15.000	1,875
PAT	PATIO	100	7.000	700
FFL	1ST FLOOR		190.150	
SFL	2ND FLOOR		190.150	
Net Sketched Area:		2,144	Total:	
Size Ad	1360	Gross Area	2144	FinArea 1863

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	

**IMAGE**

AssessPro Patriot Properties, Inc



**PARCEL ID** 103 13 0 29 29D