



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	C	NORTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	KILGORE LESLIE A
Owner 2:	
Owner 3:	
Street 1:	2C NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1115 Type:

PREVIOUS OWNER

Owner 1:	CARBONE DAWN M -
Owner 2:	-
Street 1:	2C NORTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1115

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1991, 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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
102	227,300		0.000		227,300	110
Total Card		227,300	0.000		227,300	Entered Lot Size
Total Parcel		227,300	0.000		227,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 180.97		/Parcel: 180.97		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	227,300	0	.		227,300	227,300	Year End Roll	9/28/2017
2017	102	FV	237,800	0	.		237,800	237,800	Year End Roll	9/29/2016
2016	102	FV	237,800	0	.		237,800	237,800	Year End Roll	1/14/2016
2015	102	FV	237,800	0	.		237,800	237,800	Year End	10/2/2014
2014	102	FV	237,800	0	.		237,800	237,800	Year End Roll	1/23/2014
2013	102	FV	237,800	0	.		237,800	237,800	Year End Roll	10/25/2012
2012	102	FV	237,800	0	.		237,800	237,800	Year End	1/26/2012
2011	102	FV	237,800	0	.		237,800	237,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARBONE DAWN M,	30588-167		8/26/1999	OTHER	146813	No	No			affordable housing
LINCOLN HOUSE A	21248-568		6/27/1991	OTHER	120000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L EXTERIOR	615	D VELUTTI

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

USER DEFINED

Prior Id # 1:	6 10 2C
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:	

PRINT

Date	Time
10/02/18	19:59:27

LAST REV

Date	Time
05/02/12	16:21:41
brennanp	
1666	

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:	1991	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:	5 - LINO/VINYL	50%	
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

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Prim Int Wal:	1 - DRYWALL		
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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:	1	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:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.790000021
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	8.5%
Functional:		%
Economic:		%
Special:	OR - OVERRID	32%
Override:		%
Total:		37.78%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.21353507
Const Adj.:	0.97510004
Adj \$ / SQ:	191.698
Other Features:	22440
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	365325
Depreciation:	138020
Depreciated Total:	227305

COMMENTS

AFFORDABEL 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	S:	5	BR:	2	Baths:	1	HB	1			

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH

UnSketched SubAreas:
 SFL: 628,
 FFL: 628,
 PAT: 64,
 OFF: 102,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	628	191.700	120,386	
SFL	2ND FLOOR	628	191.700	120,386	
OFF	OPEN PORCH	102	15.000	1,530	
PAT	PATIO	64	7.000	448	
Net Sketched Area:		1,422	Total:	242,750	
Size Ad	1256	Gross Area	1422	FinArea	1256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

**PARCEL ID**

103 13 0 2 2C