



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4	L	NORTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	DIBYA DEEPAK
Owner 2:	ARORA POOJA
Owner 3:	
Street 1:	4L NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773- Type:

**PREVIOUS OWNER**

Owner 1:	HOFFMAN - JOSHUA
Owner 2:	PISON - RENEE
Street 1:	4L NORTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-

**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, 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	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 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
102	394,100		0.000		394,100	144
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 257.58						/Parcel: 257.58

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	394,100	0	.		394,100	394,100	Year End Roll	9/28/2017
2017	102	FV	368,400	0	.		368,400	368,400	Year End Roll	9/29/2016
2016	102	FV	365,200	0	.		365,200	365,200	Year End Roll	1/14/2016
2015	102	FV	352,400	0	.		352,400	352,400	Year End	10/2/2014
2014	102	FV	333,200	0	.		333,200	333,200	Year End Roll	1/23/2014
2013	102	FV	314,700	0	.		314,700	314,700	Year End Roll	10/25/2012
2012	102	FV	303,800	0	.		303,800	303,800	Year End	1/26/2012
2011	102	FV	339,600	0	.		339,600	339,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOFFMAN, JOSHUA	66453-214		11/30/2015		441000	No	No			
CUCINOTTA NANCY	54616-131		4/30/2010		360000	No	No			
CUCINOTTA NANCY	31007-366		12/7/1999	CONVENIENC	1	No	No			
LINCOLN HOUSE A	22162-311		6/29/1992		175000	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 \_\_\_/\_\_\_/\_\_\_

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: 1991, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , 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: 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

Table for spec features/yard items 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 table: More: N, Total Yard Items: , Total Special Features: , Total:

BATH FEATURES

Table with 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

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

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.878000021, Name: 1 - BATTLE ROAD

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 8.5%, Functional: %, Economic: %, Special: %, Override: , Total: 8.5%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 162.00, Size Adj.: 1.12156868, Const Adj.: 0.99959999, Adj \$ / SQ: 181.621, Other Features: 32236, Grade Factor: 1.12, Neighborhood Inf: 1.23000002, LUC Factor: 1.00, Adj Total: 430682, Depreciation: 36608, Depreciated Total: 394074

COMMENTS

Table with comments: 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: 6 BRs: 3 Baths: 2 HB 1

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 6 3 2, Totals 1 6 3

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 371761.2662, Juris. Factor, Val/Su Fin: 257.58, Special Features: 0, Val/Su Net: 223.16, Final Total: 394100, Val/Su SzAd: 257.58

SKETCH

UnSketched SubAreas: SFL: 616, FFL: 914, PAT: 64, OPF: 108, PAT: 64,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,766, Total: 280,397, Size Ad 1530, Gross Area 1766, FinArea 1530

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

103 13 0 4 4L