



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITE ARNETTA M
Owner 2:	WHITE HOPE F
Owner 3:	
Street 1:	4R NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1115 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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, 7 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	User Acct
102	236,500		0.000		236,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 156.31						/Parcel: 156.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	236,500	0	.		236,500	236,500	Year End Roll	9/28/2017
2017	102	FV	244,500	0	.		244,500	244,500	Year End Roll	9/29/2016
2016	102	FV	244,500	0	.		244,500	244,500	Year End Roll	1/14/2016
2015	102	FV	244,500	0	.		244,500	244,500	Year End	10/2/2014
2014	102	FV	244,500	0	.		244,500	244,500	Year End Roll	1/23/2014
2013	102	FV	244,500	0	.		244,500	244,500	Year End Roll	10/25/2012
2012	102	FV	244,500	0	.		244,500	244,500	Year End	1/26/2012
2011	102	FV	244,500	0	.		244,500	244,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN HOUSE A	21624-572		12/23/1991	OTHER	130000	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
4/17/2004	M&L COMPLETE	615	D VELUTTI

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

USER DEFINED

Prior Id # 1:	6 10 4R
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	20:17:50

LAST REV

Date	Time
05/02/12	16:27:03
brennanp	
1701	

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

BATH FEATURES

Table with bath details: 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

COMMENTS

AFFORDABLE UNIT

SKETCH

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1991, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with residential grid details: 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: 1, HB: 1

INTERIOR INFORMATION

Table with interior info: 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 8.5%, Functional: %, Economic: %, Special: OR - OVERRID, 36%, Override: %, Total: 41.44%

REMODELING

Table with remodeling details: 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

UnSketched SubAreas: SFL: 616, FFL: 897, PAT: 64, OFF: 68.

Table with calc summary: Basic \$ / SQ: 162.00, Size Adj.: 1.12630534, Const Adj.: 0.97510004, Adj \$ / SQ: 177.918, Other Features: 22530, Grade Factor: 1.12, Neighborhood Inf: 1.23000002, LUC Factor: 1.00, Adj Total: 403896, Depreciation: 167374, Depreciated Total: 236521

CALC SUMMARY

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price

Table with comparable sales summary: WtAv\$/SQ: , AvRate: , Ind.Val: 166700.0000, Juris. Factor: , Val/Su Fin: 156.31, Special Features: 0, Val/Su Net: 143.77, Final Total: 236500, Val/Su SzAd: 156.31

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: 1,645, Total: 270,659. Size Ad: 1513, Gross Area: 1645, FinArea: 1513

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID 103 13 0 4 4R

IMAGE

AssessPro Patriot Properties, Inc



Table with summary: More: N, Total Yard Items: , Total Special Features: , Total: