



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARK DONGWOO
Owner 2:	PARK HEE KYUNG
Owner 3:	
Street 1:	6C NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NIEMANN TR - DEIRDRE W
Owner 2:	-
Street 1:	203 CALLAWASSIC DRIVE
Twn/City:	OKATIE
St/Prov:	SC Cntry
Postal:	29909

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, 0 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	413,000		0.000		413,000	3579
Total Card	413,000		0.000		413,000	Entered Lot Size
Total Parcel	413,000		0.000		413,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	259.13	/Parcel:	259.13	Land Unit Type:

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	413,000	0	.		413,000	413,000	Year End Roll	9/28/2017
2017	102	FV	386,100	0	.		386,100	386,100	Year End Roll	9/29/2016
2016	102	FV	382,800	0	.		382,800	382,800	Year End Roll	1/14/2016
2015	102	FV	369,300	0	.		369,300	369,300	Year End	10/2/2014
2014	102	FV	349,200	0	.		349,200	349,200	Year End Roll	1/23/2014
2013	102	FV	330,000	0	.		330,000	330,000	Year End Roll	10/25/2012
2012	102	FV	330,800	0	.		330,800	330,800	Year End	1/26/2012
2011	102	FV	369,600	0	.		369,600	369,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NIEMANN TR,DEIR	64646-110		12/12/2014		375000	No	No			
WINNICK JONATHA	44861-93		3/24/2005		410000	No	No			
FABER TODD M,	34101-120		11/20/2001		342500	No	No			
HAPLIN PATRICIA	30866-4444		11/15/1999		248500	No	No			
LINCOLN HOUSE A	22152-380		6/25/1992		168000	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 COMPLETE	615	D VELUTTI

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

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
Alt LUC:	
Jurisdct:	
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:	15 - CARPET 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
Solar HW:	NO
% Com Wal:	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	

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	I - INTERIOR
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.833999991
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	8.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		8.5%

CALC SUMMARY

Basic \$ / SQ:	162.00
Size Adj.:	1.20867515
Const Adj.:	0.98980004
Adj \$ / SQ:	193.808
Other Features:	38933
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	451338
Depreciation:	38364
Depreciated Total:	412974

COMMENTS

MARKET UNIT.. Per MLS re: 2005 sale---new kitchen, updated baths..

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:	5	BR:	2	Bath:	2	HB				

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

WtAv\$/SQ: AvRate: Ind.Val: 368500.0000

Juris. Factor: Val/Su Fin: 259.10

Special Features: 0 Val/Su Net: 205.78

Final Total: 413000 Val/Su SzAd: 325.71

SKETCH

UnSketched SubAreas:
SFL: 736,
FFL: 532,
BMT: 543,
PAT: 64,
OFF: 132.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	736	193.810	142,643
BMT	BASEMENT	543	74.620	40,517
FFL	1ST FLOOR	532	193.810	103,106
OFF	OPEN PORCH	132	15.000	1,980
PAT	PATIO	64	7.000	448
Net Sketched Area:		2,007	Total:	288,694
Size Ad	1268	Gross Area	2007	FinArea 1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

