



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9B		SOUTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	DETHAVONG MARY
Owner 2:	
Owner 3:	
Street 1:	9B SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

**PREVIOUS OWNER**

Owner 1:	BARRY LOUISE E -
Owner 2:	-
Street 1:	9B 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 1995, 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		
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	159,700		0.000		159,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 144.66						/Parcel: 144.66	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	191,600	0	.		191,600	191,600	Year End Roll	9/28/2017
2017	102	FV	147,900	0	.		147,900	147,900	Year End Roll	9/29/2016
2016	102	FV	147,900	0	.		147,900	147,900	Year End Roll	1/14/2016
2015	102	FV	147,900	0	.		147,900	147,900	Year End	10/2/2014
2014	102	FV	147,900	0	.		147,900	147,900	Year End Roll	1/23/2014
2013	102	FV	147,900	0	.		147,900	147,900	Year End Roll	10/25/2012
2012	102	FV	147,900	0	.		147,900	147,900	Year End	1/26/2012
2011	102	FV	191,200	0	.		191,200	191,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRY LOUISE E,	53551-38		9/17/2009	SALE RESTRIC	207900	No	No			
KALICH KARRIE A	45334-245		6/6/2005		200880	No	No			
STODTE JAN,	39017-230		5/1/2003	OTHER	183600	No	No		affordable sale	
LINCOLN HOUSE A	25407-187		6/14/1995	CONVENIENC	86000	No	No		AFFORDABLE UNIT	

**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 9B
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	20:26:06

**LAST REV**

Date	Time
12/04/17	11:47:24
apro	1717

**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:	1995	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**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

**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	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

**DEPRECIATION**

Phys Cond:	AV	- Average	7.5%
Functional:			
Economic:			
Special:	OR	- OVERRID	55%
Override:			
Total:			58.38%

**CALC SUMMARY**

Basic \$ / SQ:	162.00
Size Adj.:	1.28423905
Const Adj.:	0.98980004
Adj \$ / SQ:	205.925
Other Features:	22386
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	383602
Depreciation:	223947
Depreciated Total:	159655

**COMMENTS**

AFFORDABLE 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	5	BR	2	Bath	1	HB	1			

**REMODELING**

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

**RES BREAKDOWN**

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

**SKETCH**

UnSketched SubAreas:  
SFL: 552,  
FFL: 552,  
BMT: 538,  
PAT: 64,  
OFP: 39,

**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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	125200.0000
Juris. Factor:		Val/Su Fin:		144.66	
Special Features:	0	Val/Su Net:		91.52	
Final Total:	159700	Val/Su SzAd:		144.66	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	552	205.920	113,670	
SFL	2ND FLOOR	552	205.920	113,670	
BMT	BASEMENT	538	51.480	27,697	
PAT	PATIO	64	7.000	448	
OFP	OPEN PORCH	39	15.000	585	
Net Sketched Area:		1,745	Total:	256,070	
Size Ad	1104	Gross Area	1745	FinArea	1104

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
-------	---	-------------------	--	-------------------------	--	--------	--