103	13	0	9	9D	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 399,300
!1719!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOHN SUSAN W				
Owner 2:	WORSH ARTHUR J				
Owner 3:					
Street 1:	9D SOUTH COMMONS				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1114			Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON LAURIE -				
Owner 2:	KELLER SCOTT P -				
Street 1:	9D 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, 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	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	399,300		0.000		399,300
Total Card	399,300		0.000		399,300
Total Parcel	399,300		0.000		399,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.82 | /Parcel: 293.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

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

PREVIOUS ASSESSMENT

Parcel ID 103 13 0 9 9D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	399,300	0	.		399,300	399,300	Year End Roll	9/28/2017
2017	102	FV	373,300	0	.		373,300	373,300	Year End Roll	9/29/2016
2016	102	FV	370,100	0	.		370,100	370,100	Year End Roll	1/14/2016
2015	102	FV	357,100	0	.		357,100	357,100	Year End	10/2/2014
2014	102	FV	337,600	0	.		337,600	337,600	Year End Roll	1/23/2014
2013	102	FV	318,900	0	.		318,900	318,900	Year End Roll	10/25/2012
2012	102	FV	316,900	0	.		316,900	316,900	Year End	1/26/2012
2011	102	FV	354,200	0	.		354,200	354,200	Year End	2/10/2011

PRINT

Date	Time
10/02/18	20:27:06

LAST REV

Date	Time
05/01/12	15:52:27
brennanp	
1719	

USER DEFINED

Prior Id # 1:	6 10 9D
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1719

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON LAURIE,	39309-394		5/23/2003		421000	No	No			
LINCOLN HOUSE A	25585-423		8/22/1995		216525	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2002	2545	MANUAL	12,000	C	6/17/2003			wood frame chimney

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
4/29/1997	MEAS/EXT INS	600	PA

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

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 Influ	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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

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:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
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

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

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	0.888999999
Name:	1 - BATTLE ROAD

DEPRECIATION

Phys Cond:	AV - Average	7.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		7.5	%

CALC SUMMARY

Basic $ / SQ:	162.00
Size Adj.:	1.17461371
Const Adj.:	0.98000002
Adj $ / SQ:	186.482
Other Features:	32176
Grade Factor:	1.12
Neighborhood Inf:	1.23000002
LUC Factor:	1.00
Adj Total:	431669
Depreciation:	32375
Depreciated Total:	399294

COMMENTS

MARKET 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	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH

UnSketched SubAreas:
SFL: 774,
FFL: 585,
BMT: 555,
PAT: 100,
OFP: 78,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 341986.6055

Juris. Factor:		Val/Su Fin:	293.82
Special Features:	0	Val/Su Net:	190.87
Final Total:	399300	Val/Su SzAd	293.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	774	186.480	144,337
FFL	1ST FLOOR	585	186.480	109,092
BMT	BASEMENT	555	46.620	25,874
PAT	PATIO	100	7.000	700
OFP	OPEN PORCH	78	15.000	1,170

Net Sketched Area:	2,092			Total:	281,173
Size Ad	1359	Gross Area	2092	FinArea	1359

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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 Featues:		Total:	

PARCEL ID

103 13 0 9 9D

IMAGE

AssessPro Patriot Properties, Inc