



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13		OLD CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	HOOVER TR ARIEL
Owner 2:	MOORE TR ROBERT W
Owner 3:	ARIEL HOOVER LIVING TRUST
Street 1:	13 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

**PREVIOUS OWNER**

Owner 1:	DAMON J GILBERT -
Owner 2:	DAMON PRISCILLA A -
Street 1:	13 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3601

**NARRATIVE DESCRIPTION**

This Parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		46173.60156		SQUARE FE	PRIME SITE		0	6.78	1.513	R3									473,597						473,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	261,100	500	1.060	473,600	735,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 316.42						/Parcel: 316.42	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	261,100	500	1.06	473,600	735,200	735,200	Year End Roll	9/28/2017
2017	101	FV	256,700	500	1.06	447,100	704,300	704,300	Year End Roll	9/29/2016
2016	101	FV	254,500	500	1.06	433,800	688,800	688,800	Year End Roll	1/14/2016
2015	101	FV	247,900	500	1.06	401,600	650,000	650,000	Year End	10/2/2014
2014	101	FV	230,400	500	1.06	359,700	590,600	590,600	Year End Roll	1/23/2014
2013	101	FV	226,000	500	1.06	349,300	575,800	575,800	Year End Roll	10/25/2012
2012	101	FV	219,200	500	1.06	384,200	603,900	603,900	Year End	1/26/2012
2011	101	FV	223,900	500	1.06	390,500	614,900	614,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAMON J GILBERT	57536-285		9/28/2011		617200	No	No			
EDWARD G. Kaelb	11855-297		7/2/1970		52500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/8/2011	4944	ADDITION	128,900	C	6/8/2012			addition for maste
10/13/2011	4884	RENOVATI	102,770	C	6/8/2012			reno kit; new mast
4/1/2011	4675	ROOF		C				strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/8/2012	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
4/19/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 7 - SHED, Roof Cover: 11 - MEMBRANE, Color: %, View / Desir: %

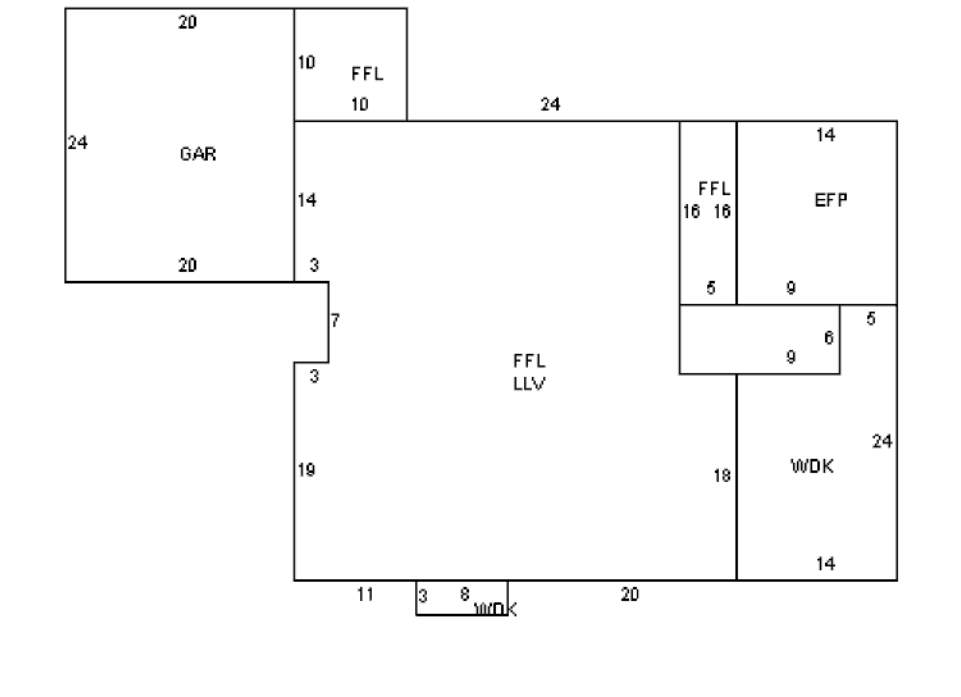
BATH FEATURES

Table with bath details: 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

COMMENTS

Empty comment box

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1954, Eff Yr Blt: %, Alt LUC: %, Alt %: %, Jurisdict: %, Fact: %, Const Mod: %, Lump Sum Adj: %

CONDO INFORMATION

Table with condo info: Location: %, Total Units: %, Floor: 1 - 1ST FLOOR, % Own: %, Name: %

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: 8, BRs: 5, Baths: 2, HB 1

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: %

DEPRECIATION

Table with depreciation info: Phys Cond: AV - Average, 31.%, Functional: %, Economic: %, Special: %, Override: %, Total: 31%

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, 8, 5, Totals 1, 8, 5

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 1.12290239, Const Adj.: 0.98960400, Adj \$ / SQ: 101.122, Other Features: 58063, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 378338, Depreciation: 117285, Depreciated Total: 261053

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 636961.3861, Juris. Factor, Val/Su Fin: 112.35, Special Features: 0, Val/Su Net: 64.50, Final Total: 261100, Val/Su SzAd 162.27

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, FFL 1ST FLOOR 1,609 101.120 162,705, LLV LOWR LEVEL 1,429 88.480 126,440, GAR GARAGE 480 36.000 17,280, WDK WOOD DECK 306 18.910 5,786, EFP ENCL PORCH 224 36.000 8,064, Net Sketched Area: 4,048, Total: 320,275, Size Ad 1609, Gross Area 4048, FinArea 2324

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, LLV 100 FLA 50 A 0

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, 2 SHED/FR D Y 1 7X14 F AV 1980 13.50 T 60 101 500

PARCEL ID 155 8 0

IMAGE



AssessPro Patriot Properties, Inc