



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDMAN ANNA M
Owner 2:	IOANNIDES YANNIS M
Owner 3:	
Street 1:	17 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3601 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.11 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48351.60156		SQUARE FE	PRIME SITE		0	6.78	1.458	R3									478,027						478,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	374,600		1.110	478,000	852,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 280.09						/Parcel: 280.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	374,600	0	1.11	478,000	852,600	852,600	Year End Roll	9/28/2017
2017	101	FV	364,800	0	1.11	451,200	816,000	816,000	Year End Roll	9/29/2016
2016	101	FV	353,100	0	1.11	437,800	790,900	790,900	Year End Roll	1/14/2016
2015	101	FV	349,900	0	1.11	405,400	755,300	755,300	Year End	10/2/2014
2014	101	FV	327,400	0	1.11	363,100	690,500	690,500	Year End Roll	1/23/2014
2013	101	FV	321,000	0	1.11	352,500	673,500	673,500	Year End Roll	10/25/2012
2012	101	FV	327,400	0	1.11	387,800	715,200	715,200	Year End	1/26/2012
2011	101	FV	333,800	0	1.11	394,100	727,900	727,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERRY JUDITH S	25578-56		8/17/1995		553000	No	No			
PERRY, A. WADE	25037-1		12/5/1994	FAMILY	1	No	No			
WILLIAM ALLISON	16408-508		9/4/1985		245000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/23/2009	4339	RENO-ADD	84,837	C	4/30/2010			new kit addition &
10/9/2009	4301	RENOVATI	28,600	C	7/15/2010			repair rot and win

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2010	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 ___/___/___

Total AC/HA: 1.11000	Total SF/SM: 48351.60	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 478,027	SpI Credit	Total: 478,000
----------------------	-----------------------	-------------------------	-------------------------	----------------	------------	----------------

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 3 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

Blank comment box

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: 4 Baths: 3 HB 1

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 2 Rating: AVERAGE, WSFlue: Rating:

CONDO INFORMATION

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

GENERAL INFORMATION

Table with general information: Grade: B - GOOD, Year Blt: 1957 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdict: Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, 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

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 22.%, Functional: %, Economic: %, Special: %, Override: , Total: 22.4%

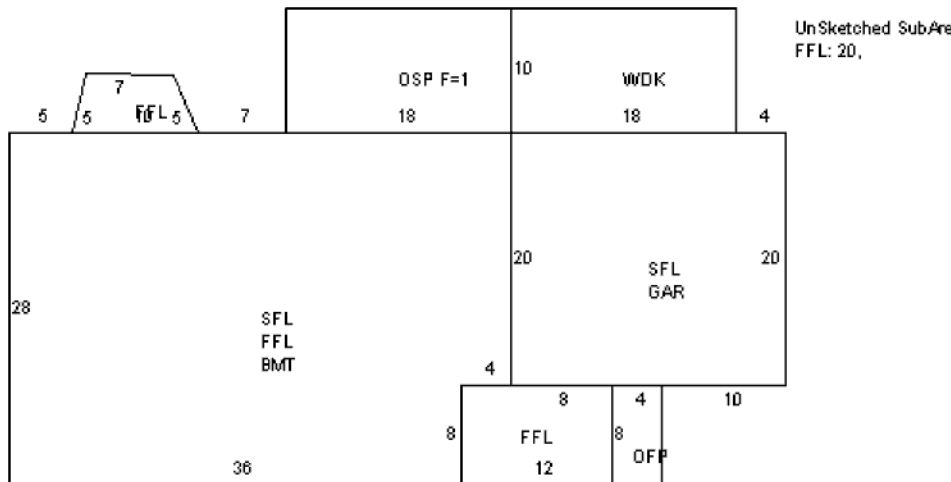
REMODELING

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 4 1, Totals 1 8 4

SKETCH



CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 88.00, Size Adj.: 0.96645021, Const Adj.: 1.01999998, Adj \$ / SQ: 86.749, Other Features: 58065, Grade Factor: 1.37, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 482770, Depreciation: 108141, Depreciated Total: 374630

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 850059.9613, Juris. Factor: Val/Su Fin: 123.06, Special Features: 0 Val/Su Net: 79.84, Final Total: 374600 Val/Su SzAd: 135.14

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, SFL 2ND FLOOR 1,528 86.750 132,552, FFL 1ST FLOOR 1,244 86.750 107,915, BMT BASEMENT 1,088 27.110 29,495, GAR GARAGE 440 36.000 15,840, OSP SCR N PORCH 180 22.500 4,050, WDK WOOD DECK 180 22.170 3,990, OFP OPEN PORCH 32 15.000 480, Net Sketched Area: 4,692 Total: 294,322, Size Ad 2772 Gross Area 4692 FinArea 3044

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 RRM 25 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

Summary row: More: N Total Yard Items: Total Special Features: Total:

IMAGE

AssessPro Patriot Properties, Inc

