

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	HERBERT ZACHARY T
Owner 2:	HERBERT ELISABETH W
Owner 3:	
Street 1:	28 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PARKS - ADDISON D
Owner 2:	PARKS - STACEY
Street 1:	26 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1930, Having Primarily WOOD SHING Exterior and SLATE 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	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		50094		SQUARE FE	PRIME SITE		0	8.08	1.418	R4									573,908						573,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	355,800		1.150	573,900	929,700
Total Card	355,800		1.150	573,900	929,700
Total Parcel	355,800		1.150	573,900	929,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		364.73	/Parcel: 364.73

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	355,800	0	1.15	573,900	929,700	929,700	Year End Roll	9/28/2017
2017	101	FV	383,400	0	1.15	568,200	951,600	951,600	Year End Roll	9/29/2016
2016	101	FV	369,100	0	1.15	551,900	921,000	921,000	Year End Roll	1/14/2016
2015	101	FV	365,700	0	1.15	510,700	876,400	876,400	Year End	10/2/2014
2014	101	FV	341,900	0	1.15	475,900	817,800	817,800	Year End Roll	1/23/2014
2013	101	FV	335,100	0	1.15	461,700	796,800	796,800	Year End Roll	10/25/2012
2012	101	FV	341,900	0	1.15	466,300	808,200	808,200	Year End	1/26/2012
2011	101	FV	360,300	0	1.15	482,200	842,500	842,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PARKS,ADDISON D	67126-73		4/21/2016	CHD>SALE	815000	No	No			
FRASER STACEY A	37125-17		11/21/2002	CONVENIENC		1	No	No		
BALDWIN ROGER P	27779-331		10/17/1997		522500	No	No			
WILLIAM HIGGINS	11485-67		4/19/1968		56500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2016	6426	RENOVATI	5,000	C	5/2/2017			Remodel 2 bathroom
4/28/2016	6415	ROOF	10,423	C				Strip & re-roof ba

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	573,908	Spl Credit		Total:	573,900
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 12 0
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	22:47:44

LAST REV

Date	Time
06/08/17	08:12:14
apro	
2006	

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	2	- SLATE
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)
Year Blt:	1930	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**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:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	5	- STEAM
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 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	

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

Full Bath:	2	Rating:	GOOD
A Bath:	1	Rating:	FAIR
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:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**DEPRECIATION**

Phys Cond:	AV	- Average	34	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			34	%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.98538643
Const Adj.:	1.02969301
Adj \$ / SQ:	89.289
Other Features:	60500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	539091
Depreciation:	183291
Depreciated Total:	355800

**COMMENTS**

VERNAL POOL REGISTERED W/ DEP. 4/17  
INT+EXT=AVG.

**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:	8	BR:	4	Bath:	2	HB:	1				

**REMODELING**

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

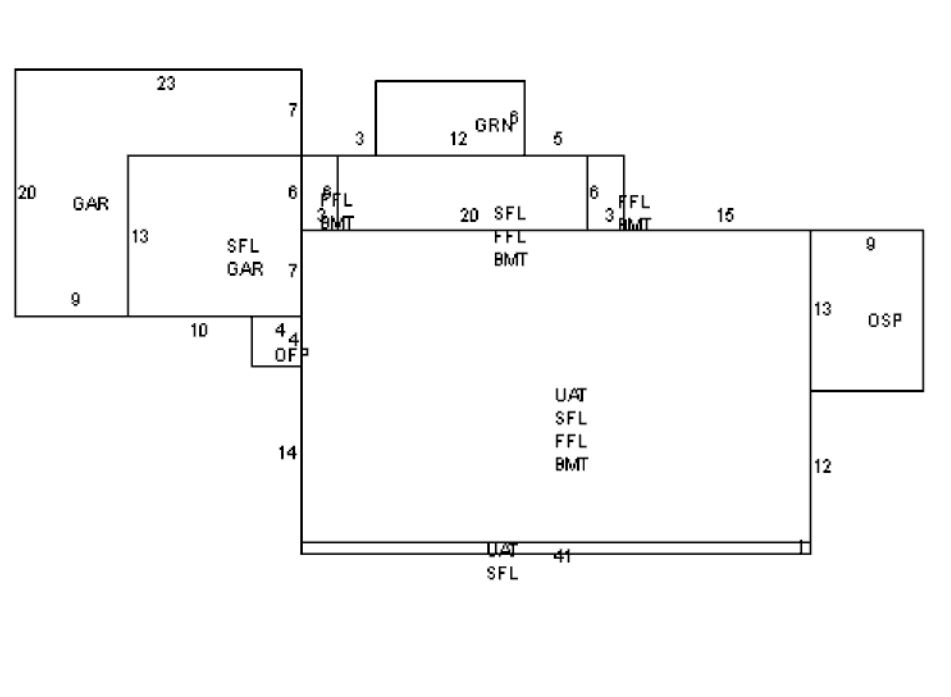
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	851767.1259
Juris. Factor:		Val/Su Fin:		139.58	
Special Features:	0	Val/Su Net:		78.11	
Final Total:	355800	Val/Su SzAd:		139.58	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,368	89.290	122,147	
BMT	BASEMENT	1,181	22.320	26,363	
FFL	1ST FLOOR	1,181	89.290	105,450	
GAR	GARAGE	460	36.000	16,560	
UAT	UNF ATTIC	160	89.290	14,277	
OSP	SCRN PORCH	117	22.500	2,633	
GRN	GRN	72	58.020	4,177	
OFF	OPEN PORCH	16	15.000	240	
Net Sketched Area:		4,555	Total:	291,847	
Size Ad	2549	Gross Area	5461	FinArea	2549

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

**PARCEL ID**

152 4 0