153	14	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 2,298,000
Map	Lot	Sublot	Building	Unit	CARD	!2037!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDING DAVID R				
Owner 2:	NYQUIST JAN E				
Owner 3:					
Street 1:	PO BOX 30				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-0030			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,626,100	17,600	2.100	654,300	2,298,000
Total Card	1,626,100	17,600	2.100	654,300	2,298,000
Total Parcel	1,626,100	17,600	2.100	654,300	2,298,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.84 | /Parcel: 355.84

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	06/26/08

PREVIOUS ASSESSMENT

Parcel ID: 153 14 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,626,100	17600	2.1	654,300	2,298,000	2,298,000	Year End Roll	9/28/2017
2017	101	FV	1,538,300	17600	2.1	647,900	2,203,800	2,203,800	Year End Roll	9/29/2016
2016	101	FV	1,514,600	17600	2.1	629,500	2,161,700	2,161,700	Year End Roll	1/14/2016
2015	101	FV	1,429,100	17600	2.1	583,100	2,029,800	2,029,800	Year End	10/2/2014
2014	101	FV	1,368,100	17600	2.1	543,900	1,929,600	1,929,600	Year End Roll	1/23/2014
2013	101	FV	1,331,500	17600	2.1	527,900	1,877,000	1,877,000	Year End Roll	10/25/2012
2012	101	FV	1,331,500	17600	2.1	547,900	1,897,000	1,897,000	Year End	1/26/2012
2011	101	FV	1,445,100	17600	2.1	566,300	2,029,000	2,029,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	23:01:23

LAST REV

Date	Time
05/17/16	11:16:08
blakeley	
2037	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEWEY EDWARD	21928-147		4/9/1992		610000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	5949	RENOVATI	16,900	C	12/17/2015			Alter closets and
7/8/2014	5816	MANUAL	13,900	C				Replace trim aroun
3/25/2014	5689	RENOVATI	85,000	C	9/30/2014			Renovate existing
8/20/2008	4023	WDK	500	C				repair existing de
12/22/1998	1599	RENOVATI	500,000	C	5/19/2001			house and barn 6/2
6/15/1993	265	WDK	15,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2015	PERMIT VISIT	619	DH
6/26/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	ENTRY DENIED	614	S FOLEY
6/20/2000	MEAS+INSPCTD	611	P MULHERN
6/5/1999	MEAS/EXT INS	602	D TUCKER
3/27/1996	MEAS+INSPCTD	606	J SMITH
9/13/1995	ABATE-INSPEC	600	PA
6/16/1994	FIELDREV CHG	600	PA
1/5/1994	PERMIT VISIT	600	PA

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

USER DEFINED

Prior Id # 1:	74 31 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:	

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,890						7,900	

Total AC/HA:	2.09955	Total SF/SM:	91456.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	654,290	Spl Credit		Total:	654,300

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

EXTERIOR INFORMATION

Type:	1 - ANTIQUE		
Sty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A+ - EXCELLENT		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	7	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26 %

CALC SUMMARY

Basic $ / SQ:	99.00
Size Adj.:	0.84290802
Const Adj.:	1.04009390
Adj $ / SQ:	86.794
Other Features:	127260
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2197493
Depreciation:	571348
Depreciated Total:	1626145

COMMENTS

SET BACK JOHN/ELLEN CAMPBELL HSE.

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:	14	BRs:	6	Baths:	4	HB	1

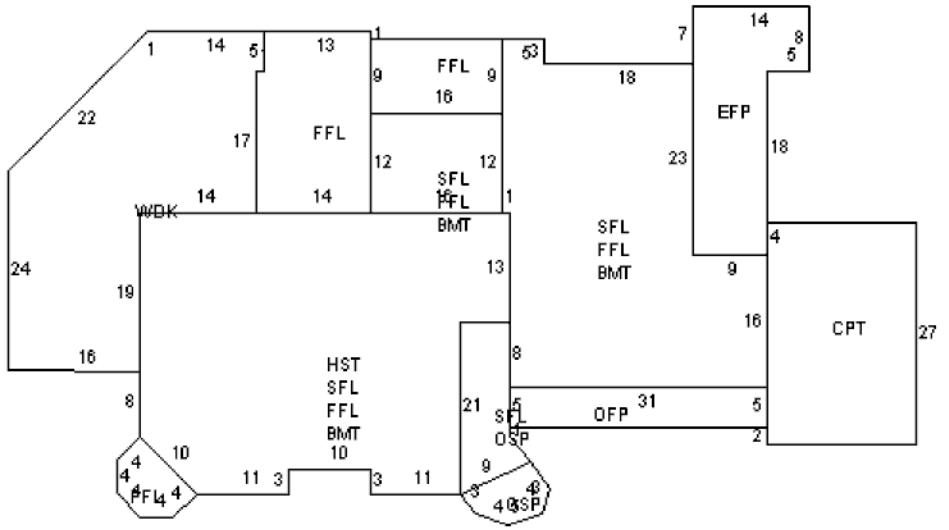
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	6	1
Totals			
1	14	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	2384356.923

Juris. Factor:		Val/Su Fin:	251.80
Special Features:	0	Val/Su Net:	148.15
Final Total:	1626100	Val/Su SzAd	251.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,083	86.790	267,585
SFL	2ND FLOOR	2,700	86.790	234,343
BMT	BASEMENT	2,577	21.700	55,917
WDK	WOOD DECK	818	15.990	13,082
HST	HALF STORY	675	86.790	58,586
CPT	CARPORT	486	22.000	10,692
EFP	ENCL PORCH	310	36.000	11,160
OSP	SCRN PORCH	172	22.500	3,870
	Net Sketched Area:	10,976	Total:	657,559
Size Ad	6458	Gross Area	11651	FinArea 6458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

153 14 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
32	BARN/LFT	D	Y	1	768	A	AV	1951	45.00	T	60	101			13,800			13,800
02	PADDLE TEN	D	Y	1	1	A	FR	1969	15,000.00	T	75	101			3,800			3,800

More:	N	Total Yard Items:	17,600	Total Special Featues:		Total:	17,600