

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	SKOK DAVID R
Owner 2:	SKOK MARIANNE
Owner 3:	
Street 1:	23 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1997, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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 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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		2.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									70,290						70,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	2,178,900	50,500	4.180	1,227,100	3,456,500
Total Card 2,178,900 50,500 4.180 1,227,100 3,456,500					
Total Parcel 2,178,900 50,500 4.180 1,227,100 3,456,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		428.79	/Parcel: 428.79

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,178,900	50500	4.18	1,227,100	3,456,500	3,456,500	Year End Roll	9/28/2017
2017	101	FV	1,954,300	50500	4.18	1,227,100	3,231,900	3,231,900	Year End Roll	9/29/2016
2016	101	FV	1,935,800	50500	4.18	1,193,500	3,179,800	3,179,800	Year End Roll	1/14/2016
2015	101	FV	1,915,600	50500	4.18	1,174,300	3,140,400	3,140,400	Year End	10/2/2014
2014	101	FV	1,875,000	50500	4.18	1,158,300	3,083,800	3,083,800	Year End Roll	1/23/2014
2013	101	FV	1,834,500	50500	4.18	1,126,300	3,011,300	3,011,300	Year End Roll	10/25/2012
2012	101	FV	1,267,700	50500	4.18	2,230,300	3,548,500	3,548,500	Year End	1/26/2012
2011	101	FV	1,319,200	50500	4.18	2,471,500	3,841,200	3,841,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SKINNER, EST.OF	26273-007		4/30/1996	CHD>SALE	1595000	No	No			2 LOTS + ROAD
RAYMOND MILITZE	12478-564		7/16/1973		170000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/2/2016	6355	ROOF	214,800	C				Remove & replace c
9/29/1997	1283	POOL HOU	5,000	C	4/4/1998			4/4/98 100%
9/9/1997	1270	TENN.CO	25,000	C	4/4/1998			4/4/98 100%
9/23/1996	1050-96	NEW HOME	825,000	C	7/3/1997			65% 4/4/98 100%
8/13/1996	1028-96	DEMOLITI		C	7/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
2/17/1999	ABATE-INSPEC	600	PA
7/3/1997	MEAS+INSPCTD	600	PA
4/13/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	80 2 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	23:11:48

LAST REV

Date	Time
06/07/17	14:32:32

apro
2063

EXTERIOR INFORMATION

Table with exterior details: Type: 10 - ECLECTIC, 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: 6 - WOODSHINGL, Color: , View / Desir: G - GOOD

GENERAL INFORMATION

Table with general info: Grade: AA - SUPERB, Year Blt: 1997, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: 4 - CARPET, 30%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 2, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 100

SPEC FEATURES/YARD ITEMS

Table with 13 columns: 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: 50,500, Total Special Features: , Total: 50,500

BATH FEATURES

Table with bath details: Full Bath: 5, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 7, Rating: AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 8.8%, Functional: %, Economic: %, Special: 0.0%, Override: , Total: 8.8%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 76.00, Size Adj.: 0.82443243, Const Adj.: 1.02413988, Adj \$ / SQ: 64.169, Other Features: 91658, Grade Factor: 3.30, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 2389164, Depreciation: 210246, Depreciated Total: 2178917

COMMENTS

SUPERB WATER VIEW 2 SIDES SUBDIV 10-26-93/PLAN 856. 5/17 EXT= GD.

RESIDENTIAL GRID

Table with 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: 5 HB 1

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: 1998

RES BREAKDOWN

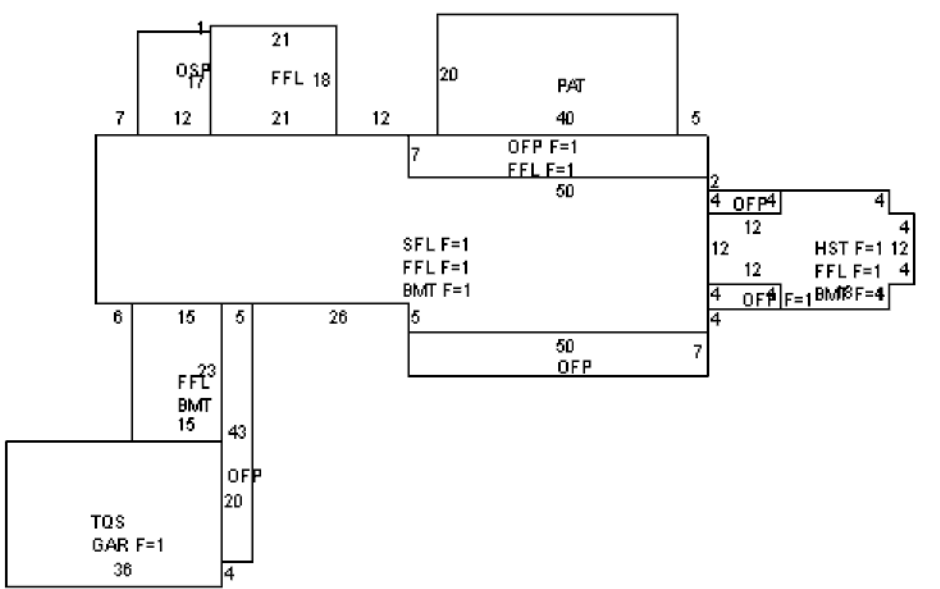
Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 14, 6

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 3787742.242, Juris. Factor, Val/Su Fin: 270.30, Special Features: 0, Val/Su Net: 149.31, Final Total: 2178900, Val/Su SzAd 270.30

PARCEL ID 158 7 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Size Ad, Gross Area, FinArea

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

