



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as CHARITY with a(n) BUNGALOW Building Built about 1940, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
905	CHARITY		43560		SQUARE FE	PRIME SITE		0	6.78	1.586	R3									468,281						468,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	82,400	200	1.000	468,300	550,900
Total Card	82,400	200	1.000	468,300	550,900
Total Parcel	82,400	200	1.000	468,300	550,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		539.04	/Parcel: 539.04

Legal Description	User Acct
	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	905	FV	82,400	200	1.	468,300	550,900	550,900	Year End Roll	9/28/2017
2017	905	FV	78,100	200	1.	442,000	520,300	520,300	Year End Roll	9/29/2016
2016	905	FV	77,400	200	1.	428,900	506,500	506,500	Year End Roll	1/14/2016
2015	905	FV	75,900	200	1.	397,100	473,200	473,200	Year End	10/2/2014
2014	905	FV	73,000	200	1.	355,700	428,900	428,900	Year End Roll	1/23/2014
2013	905	FV	71,600	200	1.47	376,000	447,800	447,800	Year End Roll	10/25/2012
2012	905	FV	71,600	200	1.47	660,000	731,800	731,800	Year End	1/26/2012
2011	905	FV	73,800	200	1.47	682,500	756,500	756,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	468,281	SpI Credit		Total:	468,300
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EXTERIOR INFORMATION

Type:	2	- BUNGALOW
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	5	- PIERS
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1940	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	5	- MINIMUM
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	1	- NONE
Int vs Ext:	S	
Heat Fuel:	5	- NONE
Heat Type:	8	- NONE
# Heat Sys:	1	
% Heated:	0	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 0

DEPRECIATION

Phys Cond:	GD	- Good	25.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			25.8%

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.33708417
Const Adj.:	0.80587250
Adj \$ / SQ:	86.202
Other Features:	27223
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	111045
Depreciation:	28650
Depreciated Total:	82396

COMMENTS

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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	5	BR	2	Baths	1	HB					

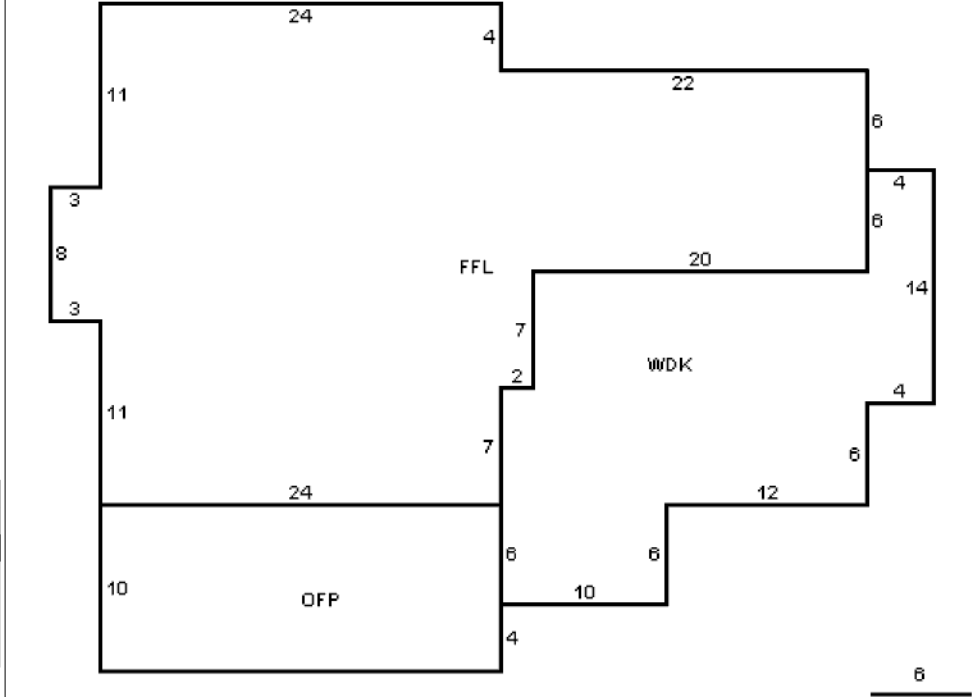
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



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	5X13	A	FR	1960	15.00	T	75	905			200			200

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 0.00000
Juris. Factor:		Val/Su Fin:	80.63	
Special Features:	0	Val/Su Net:	49.28	
Final Total:	82400	Val/Su SzAd:	80.63	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,022	86.200	88,098	
WDK	WOOD DECK	410	17.730	7,267	
OFF	OPEN PORCH	240	15.000	3,600	
Net Sketched Area:		1,672	Total:	98,965	
Size Ad	1022	Gross Area	1672	FinArea	1022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 159 14 0

More: N	Total Yard Items:	200	Total Special Features:		Total:	200
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