

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	SELSING ERIK
Owner 2:	SELSING JOELLEN A
Owner 3:	
Street 1:	173 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4115 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 ONE FAM with a(n) CAPE Building Built about 1949, 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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	6.14	1.586	R2									424,078						424,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	338,900		1.000	424,100	763,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 234.64						/Parcel: 234.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	338,900	0	1.	424,100	763,000	763,000	Year End Roll	9/28/2017
2017	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	9/29/2016
2016	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	1/14/2016
2015	101	FV	317,100	0	1.	348,800	665,900	665,900	Year End	10/2/2014
2014	101	FV	313,700	0	1.	312,900	626,600	626,600	Year End Roll	1/23/2014
2013	101	FV	306,900	0	1.	303,900	610,800	610,800	Year End Roll	10/25/2012
2012	101	FV	306,900	0	1.	333,100	640,000	640,000	Year End	1/26/2012
2011	101	FV	313,700	0	1.	338,500	652,200	652,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MICHAEL COPPOLI	18151-420		5/22/1987		260000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/1994	544-94	ADDITION	200,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	82 11 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	23:23:57

LAST REV

Date	Time
05/31/17	15:22:50

apro 2088

GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Structure, Roof Cover, Color, View / Desir.

GENERAL INFORMATION

Table with 2 columns: Field, Value. Fields include Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Fields include Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, Central Vac, % Com Wal, % Sprinkled.

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Fields include Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, Central Vac, % Com Wal, % Sprinkled.

BATH FEATURES

Table with 2 columns: Field, Value. Fields include Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

OTHER FEATURES

Table with 2 columns: Field, Value. Fields include Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with 2 columns: Field, Value. Fields include Location, Total Units, Floor, % Own, Name.

DEPRECIATION

Table with 2 columns: Field, Value. Fields include Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with 2 columns: Field, Value. Fields include Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMMENTS

Empty box for comments.

RESIDENTIAL GRID

Table for Residential Grid with columns: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

REMODELING

Table for Remodeling with columns: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General, 1994.

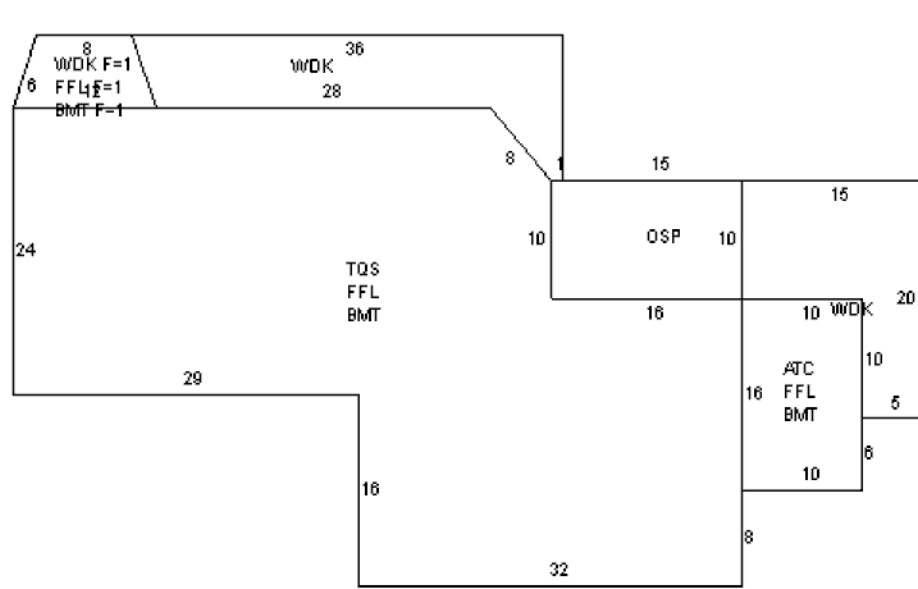
RES BREAKDOWN

Table for Res Breakdown with columns: No Unit, RMS, BRS, FL, Totals.

COMPARABLE SALES

Table for Comparable Sales with columns: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SKETCH



SUB AREA

Table for Sub Area with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, 3203.75, Gross Area, 6366, FinArea, 3252.

SUB AREA DETAIL

Table for Sub Area Detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table for Spec Features/Yard Items with 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.

PARCEL ID

160 32 0

IMAGE

