



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTLAGE RODGER A
Owner 2:	BRINKMAN PATRICIA A
Owner 3:	
Street 1:	PO BOX 541
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0541 Type:

PREVIOUS OWNER

Owner 1:	MATTLAGE - RODGER A
Owner 2:	BRINKMAN - PATRICIA A
Street 1:	PO BOX 541
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0541

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		65340		SQUARE FE	PRIME SITE		0	6.14	1.157	R2									464,196						464,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	200,100	1,400	1.500	464,200	665,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 330.21						/Parcel: 330.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	200,100	1400	1.5	464,200	665,700	665,700	Year End Roll	9/28/2017
2017	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	9/29/2016
2016	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	1/14/2016
2015	101	FV	189,200	1400	1.5	381,800	572,400	572,400	Year End	10/2/2014
2014	101	FV	187,400	1400	1.5	342,500	531,300	531,300	Year End Roll	1/23/2014
2013	101	FV	183,700	1400	1.5	332,600	517,700	517,700	Year End Roll	10/25/2012
2012	101	FV	183,700	1400	1.5	415,800	600,900	600,900	Year End	1/26/2012
2011	101	FV	193,400	1700	1.5	422,600	617,700	617,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MATTLAGE,RODGER	1524-44		3/23/2018	CONVENIENC	10	No	No			
FITZGERALD JOHN	1108-76		3/16/1993		320000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/17/2011	4896	ROOF		C				strip & re-roof ga
5/12/1995	707-95	SHED	2,700	C	7/20/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	D VELUTTI
5/17/1996	MEAS+INSPCTD	606	J SMITH
1/20/1996	MEAS/EXT INS	606	J SMITH
7/20/1995	INSPECTED	600	PA
7/11/1995	MEAS/EXT INS	600	PA
7/5/1994	FIELDREV CHG	600	PA
1/13/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	464,196	SpI Credit		Total:	464,200
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EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	5 - ASBESTOS		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1951	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:	1 - DRYWALL	50%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
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:	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
2	SHED/FR	D	Y	1	10X16	A	AV	1995	15.00	T	40	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400
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BATH FEATURES

Full Bath:	2	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:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.6%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.04761910
Const Adj.:	0.96899998
Adj \$ / SQ:	80.196
Other Features:	38500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	292488
Depreciation:	92426
Depreciated Total:	200061

COMMENTS

DEED DATED 3/23/2018 BOOK 1524 PAGE 44
 CERT. 267286 GRANT 1/2 UNDIVIDED
 INTEREST OF RODGER MATTLATE TO TODD
 LUSKY TRUSTEE OF RODGER MATTLAGE
 FAMILY IRREV TRUST; 1/2 UNDIVIDED
 INTEREST TO TODD LUSKY TRUSTEE OF PAT

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:	3	Bath:	2	HB					

REMODELING

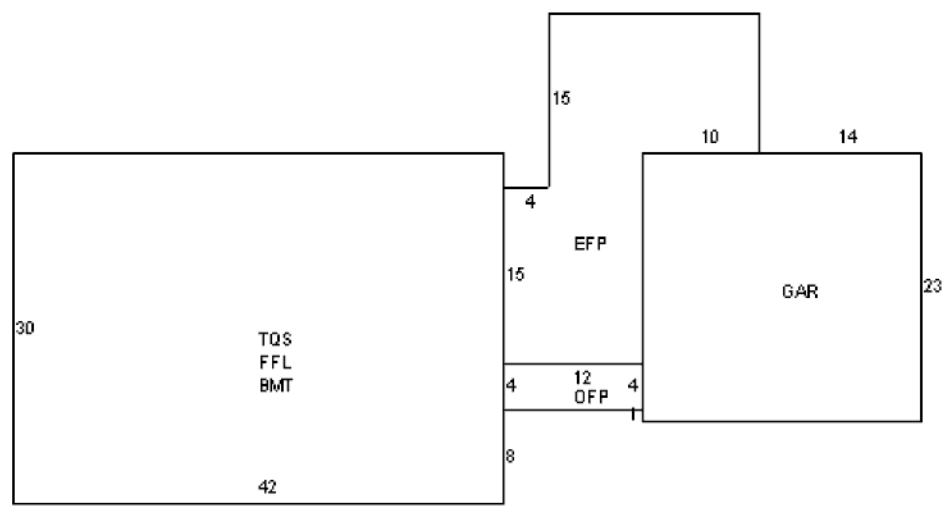
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	174300.0000
Juris. Factor:		Val/Su Fin:	99.26		
Special Features:	0	Val/Su Net:	46.58		
Final Total:	200100	Val/Su SzAd:	99.26		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,260	20.050	25,262	
FFL	1ST FLOOR	1,260	80.200	101,047	
TQS	3/4 STORY	756	80.200	60,628	
GAR	GARAGE	552	36.000	19,872	
EFP	ENCL PORCH	420	36.000	15,120	
OFF	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,296	Total:	222,649	
Size Ad	2016	Gross Area	4800	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	80				0

IMAGE

AssessPro Patriot Properties, Inc