



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BLOOD TR DIANA BARNES
 Owner 2: BLOOD TR BERNARD
 Owner 3: BERNARD & DIANA BLOOD TRUST
 Street 1: 104 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3800 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	360,300	5,000	1.887	542,700	908,000
Total Card 360,300 5,000 1.887 542,700 908,000					
Total Parcel 360,300 5,000 1.887 542,700 908,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 340.51		/Parcel: 340.51	

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

Insp Date	04/13/18
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PREVIOUS OWNER

Owner 1: BLOOD - DIANA BARNES
 Owner 2: -
 Street 1: 104 LINCOLN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-3800

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	347,400	5000	1.887	542,700	895,100	895,100	Year End Roll	9/28/2017
2017	101	FV	338,000	5000	1.887	512,300	855,300	855,300	Year End Roll	9/29/2016
2016	101	FV	326,800	5000	1.887	497,100	828,900	828,900	Year End Roll	1/14/2016
2015	101	FV	323,800	5000	1.887	460,300	789,100	789,100	Year End	10/2/2014
2014	101	FV	302,100	5000	1.887	412,300	719,400	719,400	Year End Roll	1/23/2014
2013	101	FV	296,000	5000	1.887	400,300	701,300	701,300	Year End Roll	10/25/2012
2012	101	FV	250,700	5000	1.89	488,800	744,500	744,500	Year End	1/26/2012
2011	101	FV	255,800	5000	1.89	505,300	766,100	766,100	Year End	2/10/2011

PRINT

Date	Time
10/02/18	23:47:58

LAST REV

Date	Time
07/03/18	10:29:43

blakeley
2116

USER DEFINED

Prior Id # 1:	84 12 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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLOOD,DIANA BAR	71112-227		6/5/2018	CONVENIENC	99	No	No			
BLOOD BERNARD E	49975-447		8/21/2007	FAMILY	1	No	No			
KANO, CYRUS + D	21419-600		9/17/1991		260000	No	No			

TAX DISTRICT

PAT ACCT.

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2012	5176	FENCE	4,425	C				install a fence fo
6/28/2002	2525	ADDITION	128,000	C	6/21/2003			goes with permit #
6/10/2002	2508	ADDITION	128,000	C	6/21/2003			2 story foundation
6/3/1993	255	RENOVATI	8,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS+INSPCTD	622	K Cuoco
11/21/2008	MEAS+INSPCTD	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	D VELUTTI
5/21/1996	MEAS+INSPCTD	606	J SMITH
12/17/1993	PERMIT VISIT	600	PA
1/27/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

Total AC/HA:	1.88655	Total SF/SM:	82178.12	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	542,700	SpI Credit	Total:	542,700
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	7	- BRICK
Sec Wall:		%
Roof Struct:	3	- GAMBREL
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS

INCLUDES 94-6 (.03AC.)

OTHER FEATURES

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

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:	9	BR:	4	Bath:	3	HB					

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
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:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD	- Good	26.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26.0%

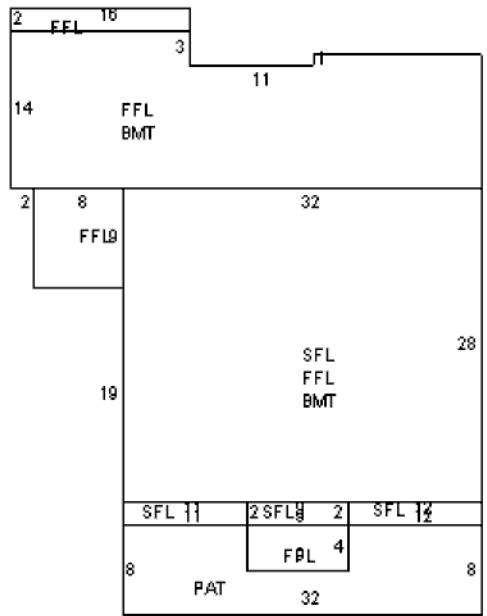
CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.99742270
Const Adj.:	1.08048606
Adj \$ / SQ:	94.838
Other Features:	84433
Grade Factor:	1.37
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	486861
Depreciation:	126584
Depreciated Total:	360277

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 768843.3333
Juris. Factor:		Val/Su Fin:	135.10	
Special Features:	0	Val/Su Net:	88.61	
Final Total:	360300	Val/Su SzAd:	148.58	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,561	94.840	148,042	
BMT	BASEMENT	1,421	27.740	39,419	
SFL	2ND FLOOR	864	94.840	81,940	
PAT	PATIO	220	7.000	1,540	
Net Sketched Area:		4,066	Total:	270,941	
Size Ad	2424.9999	Gross Area	4162	FinArea	2667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	17	A	
SFL	90				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
4	GARAGE/L	D	Y	1	442	A	AV	1910	28.00	T	60	101			5,000			5,000

PARCEL ID 162 6 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,000	Total Special Features:		Total:	5,000
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