



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
141		OLD COUNTY RD, LINCOLN

**OWNERSHIP**

Owner 1:	SIZER CHARLES E
Owner 2:	SIZER COLLETTE J
Owner 3:	
Street 1:	141 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

**PREVIOUS OWNER**

Owner 1:	Cundiff - Roy
Owner 2:	-
Street 1:	141 Old County Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3506

**NARRATIVE DESCRIPTION**

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD Exterior and TAR+GRAVEL 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	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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	
101	ONE FAM		0.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,780						3,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	113,200	400	2.500	651,200	764,800	3093
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 689.01						/Parcel: 715.59

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	142,700	400	2.5	651,200	794,300	794,300	Year End Roll	9/28/2017
2017	101	FV	141,700	400	2.5	644,800	786,900	786,900	Year End Roll	9/29/2016
2016	101	FV	140,200	400	2.5	626,400	767,000	767,000	Year End Roll	1/14/2016
2015	101	FV	138,000	400	2.5	580,000	718,400	718,400	Year End	10/2/2014
2014	101	FV	104,500	400	2.5	540,800	645,700	645,700	Year End Roll	1/23/2014
2013	101	FV	102,300	400	2.47	523,900	626,600	626,600	Year End Roll	10/25/2012
2012	101	FV	102,300	400	2.47	443,900	546,600	546,600	Year End	1/26/2012
2011	101	FV	105,600	400	2.47	451,100	557,100	557,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Cundiff,Roy	59386-327		6/27/2012	OTHER	570000	No	No			
SWANSON DAVID W	34966-420		3/5/2002		625000	No	No			
SWANSON DAVID W	33566-568		8/31/2001	CONVENIENC		1	No	No		
MERRILL VINCENT	29321-198		9/29/1998	CONVENIENC		1	No	No		
	7954-314		8/19/1952			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2013	5416	GARAGE	90,000	C	5/27/2014			new 2 car gar with
5/8/2013	5404	GARAGE		C	5/27/2014			remove shed to bui

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
5/22/1999	M&L COMPLETE	602	D TUCKER
2/23/1996	MEAS+INSPCTD	606	J SMITH

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

**USER DEFINED**

Prior Id # 1:	88 18 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
10/03/18	00:37:40

**LAST REV**

Date	Time
06/04/14	10:10:39
brennanp	
2214	

**EXTERIOR INFORMATION**

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	4 - TAR+GRAVEL		
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C - AVERAGE		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
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

**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	80	A	AV	1975	15.00	T	70	101			400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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**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:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.8%

**CALC SUMMARY**

Basic \$ / SQ:	75.00
Size Adj.:	1.29054046
Const Adj.:	1.00979996
Adj \$ / SQ:	97.739
Other Features:	33389
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	163653
Depreciation:	50405
Depreciated Total:	113248

**COMMENTS**

Anna Merrill deceased 2/6/96.

**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: 5		BRs: 2		Baths: 1		HB					

**REMODELING**

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

**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

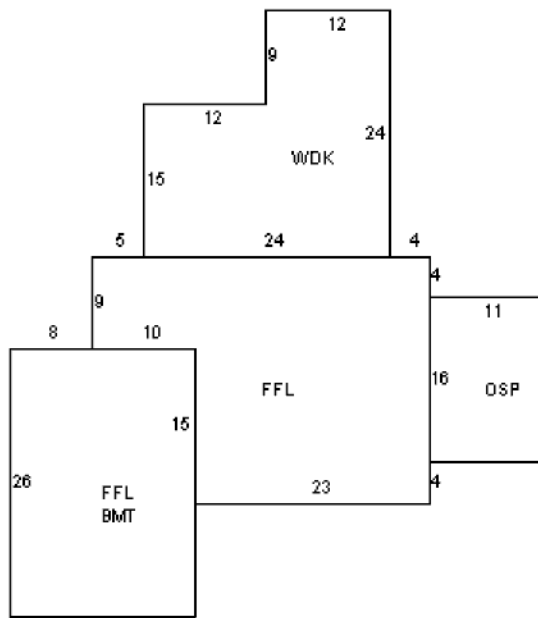
WtAv\$/SQ:      AvRate:      Ind.Val: 615278.9883

Juris. Factor:      Val/Su Fin: 101.98

Special Features: 0      Val/Su Net: 52.60

Final Total: 113200      Val/Su SzAd: 101.98

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,110	97.740	108,490	
WDK	WOOD DECK	468	17.290	8,094	
BMT	BASEMENT	398	24.430	9,720	
OSP	SCRN PORCH	176	22.500	3,960	
Net Sketched Area:		2,152	Total:	130,264	
Size Ad	1110	Gross Area	2222	FinArea	1110

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	85				0

**IMAGE**



AssessPro Patriot Properties, Inc