

Town Of Lincoln

!2313!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
146	A	LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN BAY LLC
Owner 2:	
Owner 3:	
Street 1:	382 WATERTOWN ST
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry
Postal:	02495

PREVIOUS OWNER

Owner 1:	Lincoln Village Investment LLC -
Owner 2:	-
Street 1:	PO Box 95203
Twn/City:	Newton
St/Prov:	MA Cntry
Postal:	02495-0203

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as OFC CND with a(n) CONDO-OFC Building Built about 1860, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
343	OFC CND		0		SQUARE FE	PRIME SITE		0	0.	0.000	JV																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
343	325,000		0.000		325,000	See Master Acct 95-11-0.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			175.49		/Parcel:	175.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	343	FV	325,000	0	.		325,000	325,000	Year End Roll	9/28/2017
2017	343	FV	293,900	0	.		293,900	293,900	Year End Roll	9/29/2016
2016	343	FV	271,900	0	.		271,900	271,900	Year End Roll	1/14/2016
2015	343	FV	232,200	0	.		232,200	232,200	Year End	10/2/2014
2014	343	FV	232,200	0	.		232,200	232,200	Year End Roll	1/23/2014
2013	343	FV	251,700	0	.		251,700	251,700	Year End Roll	10/25/2012
2012	343	FV	226,500	0	.		226,500	226,500	Year End	1/26/2012
2011	343	FV	249,100	0	.		249,100	249,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lincoln Village	59447-357		7/3/2012		250000	No	No			
JOHNSON ERNEST	50024-591		8/29/2007		259000	No	No			30% land interest
JOHNSON ERNEST	14341-492		7/3/1981	OTHER	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2011	4912	MANUAL	1,500	C	2/23/2012			install fire separ
10/17/2008	4071	APARTMEN	6,000	C	12/1/2008			reno both units to
3/28/2008	3902	HANDIBAT	15,000	C				
9/6/2007	3757	ROOF		C				strip & re-roof 1/
7/26/2007	3739	RENOVATI	10,000	C				renovate existing
10/20/2005	3295	ROOF		C				
3/15/2002	2446	RENOVATI	40,000	C	6/29/2002			interior, back por
2/21/1994	411	SIGN		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	INSPECTED	4	JG
10/16/2007	MEAS+INSPCTD	100	B MORGAN
3/27/2003	M&L EXTERIOR	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
8/15/1994	MEAS+INSPCTD	185	CHRIS KEEFE

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 63 - CONDO-OFC, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath details: 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

COMMENTS

JOHNSON VILLAGE CONDO 1ST FLR + BMT. 4/17 INT=GD.

SKETCH

UnSketched SubAreas:
FFLF=1: 1182,
BMT: 670,
EFP: 25,
WDK: 24,

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1860, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # 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: 1, HB

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: 10, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 15 - CARPET, 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

Table with depreciation: Phys Cond: GD - Good, 26.%, Functional: , Economic: , Special: , Override: , Total: 26.%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 80.00, Size Adj.: 1.39999998, Const Adj.: 0.94089603, Adj \$ / SQ: 105.380, Other Features: 19648, Grade Factor: 1.12, Neighborhood Inf: 1.80999994, LUC Factor: 1.00, Adj Total: 439141, Depreciation: 114177, Depreciated Total: 324965

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Val/Su Fin: 175.49, Special Features: 0, Val/Su Net: 170.96, Final Total: 325000, Val/Su SzAd: 274.96

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 1,901, Total: 196,977, Size Ad: 1182, Gross Area, 1901, FinArea, 1852

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

PARCEL ID

162 28 0 2 146A

IMAGE

AssessPro Patriot Properties, Inc

