



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: CORREIA FAMILY LIMITED PARTNER
 Owner 2:
 Owner 3:
 Street 1: 188 GLEZEN LANE
 Street 2:
 Twn/City: WAYLAND
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01778 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	394,900	9,200	0.000		404,100
Total Card 394,900 9,200 0.000 404,100					
Total Parcel 394,900 9,200 0.000 404,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 332.87		/Parcel: 332.87	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	04/09/12

PREVIOUS OWNER

Owner 1: RUSSELL MARJORIE E -
 Owner 2: LIEPMAN W HUGO -
 Street 1: 104 BROOKSBY VILLAGE DR
 Twn/City: PEABODY
 St/Prov: MA Cntry
 Postal: 01960 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	353,700	9200	.		362,900	362,900	Year End Roll	9/28/2017
2017	102	FV	350,300	9200	.		359,500	359,500	Year End Roll	9/29/2016
2016	102	FV	338,400	9200	.		347,600	347,600	Year End Roll	1/14/2016
2015	102	FV	321,500	9200	.		330,700	330,700	Year End	10/2/2014
2014	102	FV	287,600	9200	.		296,800	296,800	Year End Roll	1/23/2014
2013	102	FV	270,000	9200	.		279,200	279,200	Year End Roll	10/25/2012
2012	102	FV	266,200	9200	.		275,400	275,400	Year End	1/26/2012
2011	102	FV	293,700	9200	.		302,900	302,900	Year End	2/10/2011

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUSSELL MARJORI	36424-68		9/17/2002		325000	No	No			
RYAN EST.NOMINE	22977-116		3/12/1993		234000	No	No			1/1/93 NO MASTER

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2002	2619	MANUAL	12,424	C	6/17/2003			kitchen cabinets

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
7/8/1994	INSPECTED	600	PA

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	RE																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	RYAN EST	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 7 - CONDO-GRDN, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general details: Grade: B - GOOD, Year Blt: 1992, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD, 30%, 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 100

SPEC FEATURES/YARD ITEMS

Table 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

Summary row for spec items: More: N, Total Yard Items: 9,200, Total Special Features: , Total: 9,200

BATH FEATURES

Table with bath details: 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

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

CONDO INFORMATION

Table with condo details: Location: I - INTERIOR, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 3.970000029, Name: 6 - RYAN ESTATE

DEPRECIATION

Table with depreciation details: Phys Cond: AV - Average, 8.2%, Functional: , %, Economic: , %, Special: , %, Override: , Total: 8.2%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 165.00, Size Adj.: 1.23130155, Const Adj.: 0.98588008, Adj \$ / SQ: 200.296, Other Features: 27611, Grade Factor: 1.37, Neighborhood Inf: 1.14999998, LUC Factor: 1.00, Adj Total: 430190, Depreciation: 35276, Depreciated Total: 394915

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid details: 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: 4, BRs: 2, Baths: 2, HB

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 4, 2, 1

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 353362.8774, Juris. Factor, Val/Su Fin: 325.29, Special Features: 0, Val/Su Net: 309.97, Final Total: 394900, Val/Su SzAd: 325.29

SKETCH



UnSketched SubAreas:
FFL: 1214,
WDK: 60,

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descr, % Type, Qu, # Ten

SUB AREA DETAIL

Summary row for sub areas: Net Sketched Area: 1,274, Total: 245,439, Size Ad: 1214, Gross Area: 1274, FinArea: 1214

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 162 26 0 1 111