

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIGIANNI CAROL
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN RD UNIT 112
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KNIGHT LINDA J., TRS OF THE -
Owner 2:	KNIGHT REALTY TRUST -
Street 1:	80 TRAPELO RD #2
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02478-4459

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, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 1 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		
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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	RE																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	236,000		0.000		236,000	1713	0
							GIS Ref
							GIS Ref
							Insp Date
							04/09/12
Total Card		236,000	0.000		236,000	Entered Lot Size	
Total Parcel		236,000	0.000		236,000	Total Land:	
Source: OverRide		Total Value per SQ unit /Card: 280.29			/Parcel: 280.29	Land Unit 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	236,000	0	.		236,000	236,000	Year End Roll	9/28/2017
2017	102	FV	154,769	0	.		154,769	154,769	Year End Roll	9/29/2016
2016	102	FV	154,769	0	.		154,769	154,769	Year End Roll	1/14/2016
2015	102	FV	154,769	0	.		154,769	154,769	Year End	10/2/2014
2014	102	FV	154,769	0	.		154,769	154,769	Year End Roll	1/23/2014
2013	102	FV	154,769	0	.		154,769	154,769	Year End Roll	10/25/2012
2012	102	FV	154,769	0	.		154,769	154,769	Year End	1/26/2012
2011	102	FV	154,769	0	.		154,769	154,769	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNIGHT LINDA J.	56813-65		5/3/2011	SALE RESTRIC	205000	No	No			AFFORDABLE
BRAY/MICU	47067-32		3/6/2006	SALE RESTRIC	154769	No	No			Affordable unit
SPOONER ARLETTA	33604-327		9/7/2001		138280	No	No			
RYAN NOMINEE TR	23361-108		6/29/1993		130000	No	No			1/1/93 NO MASTER

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
5/28/1996	MEAS+INSPCTD	606	J SMITH
7/8/1994	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

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

Grade:	B	- GOOD
Year Blt:	1992	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:	4	- CARPET
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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 100

### 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
More:	N				Total Yard Items:		Total Special Features:				Total:							

### 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:		Rating:	
WSFlue:		Rating:	

### CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	2.75000000	
Name:	6	- RYAN ESTATE

### DEPRECIATION

Phys Cond:	AV	- Average	8.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8.2%

### CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.46603322
Const Adj.:	0.98000002
Adj \$ / SQ:	237.058
Other Features:	20832
Grade Factor:	1.37
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	350886
Depreciation:	28773
Depreciated Total:	322113

### COMMENTS

Affordable.

### RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units
Level	FY	LR DR D K FR RR BR FB HB L O	
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 3	BRs: 1	Baths: 1
			HB

### REMODELING

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

### RES BREAKDOWN

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

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	139554.0384
Juris. Factor:		Val/Su Fin:	382.54	
Special Features:	0	Val/Su Net:	357.10	
Final Total:	322100	Val/Su SzAd:	382.54	

### SKETCH

UnSketched SubAreas:  
FFL: 842,  
WDK: 60,

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	842	237.060	199,602
WDK	WOOD DECK	60	38.000	2,280
Net Sketched Area:		902	Total:	201,882
Size Ad	842	Gross Area	902	FinArea
				842

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE

*AssessPro* Patriot Properties, Inc



### PARCEL ID

162 26 0 1 112