



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAMBRIDGE TRUST CO TR
Owner 2:	MCNERNEY TR JOHN P
Owner 3:	THE NATALIE B MCNERNEY TRUST
Street 1:	140 LINCOLN RD APT117
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	MCNERNEY - JOHN PETER
Owner 2:	MCNERNEY - NATALIE B
Street 1:	140 LINCOLN RD APT117
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

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.

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	446,900	9,200	0.000		456,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 295.78						/Parcel: 295.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	400,200	9200	.		409,400	409,400	Year End Roll	9/28/2017
2017	102	FV	396,400	9200	.		405,600	405,600	Year End Roll	9/29/2016
2016	102	FV	382,900	9200	.		392,100	392,100	Year End Roll	1/14/2016
2015	102	FV	363,800	9200	.		373,000	373,000	Year End	10/2/2014
2014	102	FV	325,500	9200	.		334,700	334,700	Year End Roll	1/23/2014
2013	102	FV	305,400	9200	.		314,600	314,600	Year End Roll	10/25/2012
2012	102	FV	303,100	9200	.		312,300	312,300	Year End	1/26/2012
2011	102	FV	334,500	9200	.		343,700	343,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCNERNEY, JOHN P	69217-322		5/1/2017	CONVENIENC		1	No	No		
BENTLEY ROBERT	35054-367		3/15/2002		391500	No	No			
RYAN ESTATE NOM	24281-111		2/18/1994		284000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/4/2009	4237	RENOVATI	19,751	C				replace kit counte

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
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
Alt LUC:	
Jurisdct:	
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
04	CONDO-GAR	D	Y	1		A	AV	1992	10,000.00	T	8.2	102			9,200			9,200

More:	N	Total Yard Items:	9,200	Total Special Features:		Total:	9,200
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BATH FEATURES

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

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

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	5.019999981
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.:	1.11828792
Const Adj.:	0.98000002
Adj \$ / SQ:	180.827
Other Features:	27857
Grade Factor:	1.37
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	486785
Depreciation:	39916
Depreciated Total:	446869

COMMENTS

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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 401451.4991
Juris. Factor:		Val/Su Fin:		289.82
Special Features:	0	Val/Su Net:		278.96
Final Total:	446900	Val/Su SzAd:		289.82

SKETCH

UnSketched SubAreas:				
FFL: 1542,				
WDK: 60,				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,542	180.830	278,836	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		1,602	Total:	281,116	
Size Ad	1542	Gross Area	1602	FinArea	1542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc


PARCEL ID

162 26 0 1 117