



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CREIGHTON GEORGE ALEXANDER
Owner 2:	CREIGHTON ELIZABETH L
Owner 3:	
Street 1:	117 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PALMER - DAVID
Owner 2:	-
Street 1:	140 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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:				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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	435,100	9,200	0.000		444,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.63						/Parcel: 301.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	389,700	9200	.		398,900	398,900	Year End Roll	9/28/2017
2017	102	FV	385,900	9200	.		395,100	395,100	Year End Roll	9/29/2016
2016	102	FV	372,800	9200	.		382,000	382,000	Year End Roll	1/14/2016
2015	102	FV	354,200	9200	.		363,400	363,400	Year End	10/2/2014
2014	102	FV	316,900	9200	.		326,100	326,100	Year End Roll	1/23/2014
2013	102	FV	297,400	9200	.		306,600	306,600	Year End Roll	10/25/2012
2012	102	FV	295,300	0	.		295,300	295,300	Year End	1/26/2012
2011	102	FV	325,900	0	.		325,900	325,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PALMER,DAVID	70795-396		3/29/2018		470000	No	No			
PALMER ATTELIO	48112-521		9/5/2006	FAMILY	100	No	No			
BARRILE JAMES V	23382-150		7/1/1993		254000	No	No			
RYAN EST. NOMIN	23018-53		3/26/1993	SUBSEQUENT S	229000	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
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 %:	
Jurisdct:		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:	5	- LINO/VINYL	10%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
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:	I	- INTERIOR
Total Units:		
Floor:	2	- 2ND FLOOR
% Own:	4.809999943	
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.:	1.13788188
Const Adj.:	0.97902000
Adj \$ / SQ:	183.811
Other Features:	27805
Grade Factor:	1.37
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	473972
Depreciation:	38866
Depreciated Total:	435106

COMMENTS

Purchased Garage D Rights from Unit 210.
Bk59320 Pg131 6/18/12.. 3/29/18 Book 70795
Page 399 exclusive easement to use one parking space, Space D.

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		RM	4	BR	2	Baths:	2	HB				

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	380175.5711
Juris. Factor:		Val/Su Fin:		295.38
Special Features:	0	Val/Su Net:		283.82
Final Total:	435100	Val/Su SzAd:		295.38

SKETCH

UnSketched SubAreas:
FFL: 1473,
WDK: 60,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,473	183.810	270,754	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		1,533	Total:	273,034	
Size Ad	1473	Gross Area	1533	FinArea	1473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 162 26 0 1 210