



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: HARVEY TR ADELE P
 Owner 2:
 Owner 3: ADELE P HARVEY 2001 TRUST
 Street 1: 140 LINCOLN RD UNIT 215
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 102 | 411,200 | | 0.000 | | 411,200 |
| Total Card | | 411,200 | 0.000 | | 411,200 |
| Total Parcel | | 411,200 | 0.000 | | 411,200 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 360.70 | | /Parcel: 360.70 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 04/09/12 |
|-----------|----------|

PREVIOUS OWNER

Owner 1: Harvey - Adele P
 Owner 2: -
 Street 1: 140 Lincoln Rd Unit 215
 Twn/City: Lincoln
 St/Prov: MA Cntry
 Postal: 01773

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 102 | FV | 368,300 | 0 | . | | 368,300 | 368,300 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 364,700 | 0 | . | | 364,700 | 364,700 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 352,400 | 0 | . | | 352,400 | 352,400 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 334,800 | 0 | . | | 334,800 | 334,800 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 299,500 | 0 | . | | 299,500 | 299,500 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 260,300 | 0 | . | | 260,300 | 260,300 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 257,900 | 0 | . | | 257,900 | 257,900 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 284,500 | 0 | . | | 284,500 | 284,500 | Year End | 2/10/2011 |

Parcel ID 162 26 0 1 215

PRINT

| Date | Time |
|----------|----------|
| 10/03/18 | 01:41:44 |

LAST REV

| Date | Time |
|----------|----------|
| 06/18/13 | 11:13:32 |

USER DEFINED

| | |
|---------------|-----------|
| Prior Id # 1: | 95 19 215 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

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 |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| Harvey,Adele P | 60570-277 | | 11/27/2012 | FAMILY | 99 | No | No | | | |
| Peterdi,A John | 60231-23 | | 10/12/2012 | DIVORCE/ESTA | 0 | No | No | | | |
| MOREY RUTH I TR | 41242-349 | | 10/21/2003 | | 355000 | No | No | | | |
| MOREY RUTH I, | 35260-139 | | 4/12/2002 | CONVENIENC | 1 | No | No | | | |
| RYAN EST. NOMIN | 22888-447 | | 2/4/1993 | | 185000 | No | No | | 11/93 NO MASTER | |

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 8/29/2012 | 5150 | RENOVATI | 90,000 | C | 12/12/2012 | | | remodel kit, bath, |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|----------|--------------|-----|-----------|
| 4/9/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/8/1994 | INSPECTED | 600 | PA |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|--------|---|---------|------|--------|
| Z | | | | U | A | SEPTIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 4 | MEDIUM |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Infru | 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: | |
|--------------|---------|--------------|------|-------------|-----------|----------------|----------|--------|--|-------------|--|--------|--|

GENERAL 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: | 2 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | GOOD |

OTHER FEATURES

| | | | |
|---------|---|---------|------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | |
|--------------|-----------------|
| Location: | I - INTERIOR |
| Total Units: | |
| Floor: | 2 - 2ND FLOOR |
| % Own: | 3.730000019 |
| Name: | 6 - RYAN ESTATE |

DEPRECIATION

| | | |
|-------------|-----------|------|
| Phys Cond: | GD - Good | 5.7% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 5.7% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 165.00 |
| Size Adj.: | 1.26578951 |
| Const Adj.: | 0.98000002 |
| Adj \$ / SQ: | 204.678 |
| Other Features: | 41180 |
| Grade Factor: | 1.37 |
| Neighborhood Inf: | 1.14999998 |
| LUC Factor: | 1.00 |
| Adj Total: | 436088 |
| Depreciation: | 24857 |
| Depreciated Total: | 411231 |

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 | RMs: | 4 | BRs: | 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 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|-------------|---------|-------------|
| WtAv\$/SQ: | | AvRate: | Ind.Val | 331314.5390 |
| Juris. Factor: | | Val/Su Fin: | 360.70 | |
| Special Features: | 0 | Val/Su Net: | 342.67 | |
| Final Total: | 411200 | Val/Su SzAd | 360.70 | |

SKETCH

UnSketched SubAreas:
 FFL: 1140,
 WDK: 60,

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL | 1ST FLOOR | 1,140 | 204.680 | 226,262 |
| WDK | WOOD DECK | 60 | 38.000 | 2,280 |
| Net Sketched Area: | | 1,200 | Total: | 228,542 |
| Size Ad | 1140 | Gross Area | 1200 | FinArea 1140 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

