



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHAHROKH ZAHRA
Owner 2:	
Owner 3:	
Street 1:	5 TERRACE ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	RAMSEY - MARGARET
Owner 2:	-
Street 1:	103 TOWER 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, 5 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	456,800		0.000		456,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.15						/Parcel: 299.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	409,100	0	.		409,100	409,100	Year End Roll	9/28/2017
2017	102	FV	405,100	0	.		405,100	405,100	Year End Roll	9/29/2016
2016	102	FV	391,400	0	.		391,400	391,400	Year End Roll	1/14/2016
2015	102	FV	371,800	0	.		371,800	371,800	Year End	10/2/2014
2014	102	FV	332,700	0	.		332,700	332,700	Year End Roll	1/23/2014
2013	102	FV	312,200	0	.		312,200	312,200	Year End Roll	10/25/2012
2012	102	FV	309,900	0	.		309,900	309,900	Year End	1/26/2012
2011	102	FV	341,900	0	.		341,900	341,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAMSEY,MARGARET	66932-423		3/15/2016		427500	No	No			
WILKINSON RAYMO	54255-235		2/3/2010		340000	No	No			
WILKINSON RAYMO	44368-430		12/24/2004	CONVENIENC		1	No	No		
MAFFEI, THOMAS	26016-119		1/31/1996		312000	No	No			
RYAN EST. NOMIN	23018-180		3/26/1993		284000	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 %:
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:	3	- HARDWOOD
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

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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	

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:	3	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	I	- INTERIOR
Total Units:		
Floor:	3	- 3RD FLOOR
% Own:	4.989999771	
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.:	1.12239695
Const Adj.:	0.99959999
Adj \$ / SQ:	185.121
Other Features:	30845
Grade Factor:	1.37
Neighborhood Inf:	1.14999998
LUC Factor:	1.00
Adj Total:	497552
Depreciation:	40799
Depreciated Total:	456753

COMMENTS

2/20/04 sold garage space D to 95-19-213.

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:	5	BR:	2	Baths:	2	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	3
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	432264.6630
Juris. Factor:		Val/Su Fin:	299.15		
Special Features:	0	Val/Su Net:	287.84		
Final Total:	456800	Val/Su SzAd:	299.15		

PARCEL ID

162 26 0 1 313

SKETCH

Unsketched SubAreas:
FFL: 1527,
WDK: 60,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,527	185.120	282,680	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		1,587	Total:	284,960	
Size Ad	1527	Gross Area	1587	FinArea	1527

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

