



PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		LINCOLN RD, LINCOLN
Owner 1: TUROWSKI JOSEPHINE E Owner 2: Owner 3: Street 1: 140 LINCOLN RD APT314 Street 2: Twn/City: LINCOLN St/Prov: MA Cntry Own Occ: Y Postal: 01773-3806 Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	448,400		0.000		448,400	1732
Total Card 448,400 0.000 448,400 Total Parcel 448,400 0.000 448,400 Source: Market Adj Cost Total Value per SQ unit /Card: 293.65 /Parcel: 293.65						

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/09/12

PREVIOUS OWNER

Owner 1: ZEHNPENNIG - THEODORE FRANCIS
Owner 2: SMITH - JANE THANKFUL
Street 1: 140 LINCOLN RD APT314
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-3806

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	401,600	0	.		401,600	401,600	Year End Roll	9/28/2017
2017	102	FV	397,700	0	.		397,700	397,700	Year End Roll	9/29/2016
2016	102	FV	384,200	0	.		384,200	384,200	Year End Roll	1/14/2016
2015	102	FV	365,000	0	.		365,000	365,000	Year End	10/2/2014
2014	102	FV	326,600	0	.		326,600	326,600	Year End Roll	1/23/2014
2013	102	FV	306,400	0	.		306,400	306,400	Year End Roll	10/25/2012
2012	102	FV	304,100	0	.		304,100	304,100	Year End	1/26/2012
2011	102	FV	335,600	0	.		335,600	335,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZEHNPENNIG,THE	69143-173		4/14/2017		450000	No	No			
SMITH,JANE THAN	56939-522		6/2/2011	FAMILY		1	No	No		
GRIESINGER CHAR	37462-520		12/24/2002		390000	No	No			
RAGAN RALPH R,	31069-094		1/20/2000		344000	No	No			
RYAN ESTATE NOM	24320-455		3/2/1994		284000	No	No			

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/8/2017	6738	MANUAL	5,000	C				Install carpet & w

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

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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102 CONDO	Prime NB Desc RYAN EST	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: 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

BATH FEATURES

Table with bath details: 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

COMMENTS

Large empty table for comments.

SKETCH

Large empty area for sketches or drawings.

UnSketched SubAreas: FFL: 1527, WDK: 60,

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1992, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: I - INTERIOR, Total Units: , Floor: 3 - 3RD FLOOR, % Own: 4.989999771, Name: 6 - RYAN ESTATE

RESIDENTIAL GRID

Table with 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

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 4 2 3, Totals 1 4 2

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD 50%, 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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 8.2%, Functional: , Economic: , Special: , Override: , Total: 8.2%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 165.00, Size Adj.: 1.12239695, Const Adj.: 0.98980004, Adj \$ / SQ: 183.307, Other Features: 27845, Grade Factor: 1.37, Neighborhood Inf: 1.14999998, LUC Factor: 1.00, Adj Total: 488459, Depreciation: 40054, Depreciated Total: 448405

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 389770.5263, Juris. Factor, Val/Su Fin: 293.65, Special Features: 0, Val/Su Net: 282.55, Final Total: 448400, Val/Su SzAd: 293.65

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 1,587, Total: 282,189, Size Ad: 1527, Gross Area: 1587, FinArea: 1527

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns: 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

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: , Total Special Features: , Total: