



PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	SWAIN DOUGLAS M
Owner 2:	
Owner 3:	
Street 1:	143 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

PREVIOUS OWNER

Owner 1:	SWAIN DOUGLAS M -
Owner 2:	SWAIN RHONDA F -
Street 1:	143 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.403		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									12,090						12,100	
101	ONE FAM		0.46		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,760						2,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	252,800	3,200	2.700	557,300	813,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 294.80						/Parcel: 294.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	252,800	3200	2.7	557,300	813,300	813,300	Year End Roll	9/28/2017
2017	101	FV	252,800	3200	2.7	526,900	782,900	782,900	Year End Roll	9/29/2016
2016	101	FV	250,200	3200	2.7	511,700	765,100	765,100	Year End Roll	1/14/2016
2015	101	FV	239,900	3200	2.7	474,900	718,000	718,000	Year End	10/2/2014
2014	101	FV	237,300	3200	2.7	426,900	667,400	667,400	Year End Roll	1/23/2014
2013	101	FV	232,100	3200	2.7	414,900	650,200	650,200	Year End Roll	10/25/2012
2012	101	FV	248,800	3200	2.7	454,900	706,900	706,900	Year End	1/26/2012
2011	101	FV	254,400	3200	2.7	462,100	719,700	719,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWAIN DOUGLAS M	42674-536		5/3/2004	CONVENIENC		1	No	No		
LAWSON JOHN R	13331-524		11/14/1977		110000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2009	4250	WDK	14,000	C	7/19/2010			repair deck
8/6/2002	2558	SHED		C	6/17/2003			Shed & foundation
5/5/1994	454	RENOVATI	700	C	8/30/1995			
12/3/1993	400	ROOF	15,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2010	PERMIT VISIT	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	D VELUTTI
4/12/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH
12/20/1993	FIELDREV CHG	600	PA
12/7/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1970 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:	3 - HARDWOOD	
Sec Floors:	5 - LINO/VINYL 50%	
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:	0

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
2	SHED/FR	D	Y	1	384	A	AV	1970	15.00	T	70	101			1,700			1,700
2	SHED/FR	D	Y	1	10x14	A	AV	2002	15.00	T	30	101			1,500			1,500

More:	N	Total Yard Items:	3,200	Total Special Features:		Total:	3,200
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BATH FEATURES

Full Bath:	3 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:	2 Rating: AVERAGE
A Kits:	Rating:
Frpl:	2 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	26.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.6%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.09462953
Const Adj.:	0.99495000
Adj \$ / SQ:	84.950
Other Features:	62966
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	344388
Depreciation:	91607
Depreciated Total:	252781

COMMENTS

SETBACK .

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:	11	BR:	5
	Bath:	3	HB	

REMODELING

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

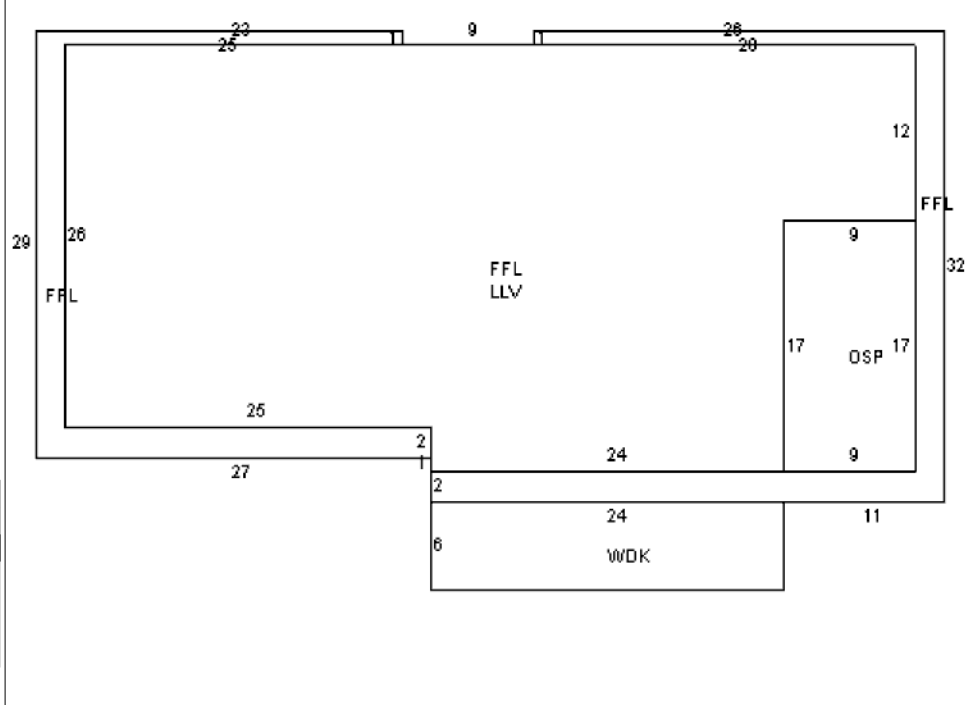
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				687725.9875
Juris. Factor:		Val/Su Fin:		91.63
Special Features:	0	Val/Su Net:		72.39
Final Total:	252800	Val/Su SzAd:		145.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,741	84.950	147,898
LLV	LOWR LEVEL	1,454	87.070	126,605
OSP	SCRN PORCH	153	22.500	3,443
WDK	WOOD DECK	144	24.150	3,477
Net Sketched Area:		3,492	Total:	281,423
Size Ad	1741	Gross Area	3492	FinArea
				2759

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV	100	FLA	70	A	0
OSP					
WDK					

IMAGE



PARCEL ID

173 11 0