



PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1: BRAIN J WALTER
 Owner 2: BRAIN PATRICIA L
 Owner 3:
 Street 1: 255 CONCORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-5119 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	78,100	8,900	0.530	399,600	486,600
Total Card 78,100 8,900 0.530 399,600 486,600					
Total Parcel 78,100 8,900 0.530 399,600 486,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 405.50		/Parcel: 405.50	

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/03/17

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	75,700	8900	.53	386,400	471,000	471,000	Create Final value 2019	6/4/2019
2018	101	FV	75,700	8900	.53	386,400	471,000	471,000	Year End Roll	9/28/2017
2017	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	9/29/2016
2016	101	FV	70,600	8900	.53	375,000	454,500	454,500	Year End Roll	1/14/2016
2015	101	FV	67,700	8900	.53	317,800	394,400	394,400	Year End	10/2/2014
2014	101	FV	67,000	8900	.53	285,100	361,000	361,000	Year End Roll	1/23/2014
2013	101	FV	65,500	8900	.5	275,100	349,500	349,500	Year End Roll	10/25/2012
2012	101	FV	65,500	8900	.5	275,100	349,500	349,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDERSON R JON	12063-675		8/19/1971		35000	No	No			

PAT ACCT.

apros	408
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NARRATIVE DESCRIPTION
 This Parcel contains .53 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1924, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/1/2000	ABATE-INSPEC	600	
12/26/1995	MEAS/EXT INS	606	
9/1/1989	INSPECTED	601	

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
101	ONE FAM		23086.8		SQUARE FE	PRIME SITE		0	6.35	2.726	R2									399,580						399,600	

Total AC/HA: 0.53000	Total SF/SM: 23086.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 399,580	SpI Credit	Total: 399,600
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EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 2T - 2T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 7 - BRICK, Sec Wall: 1 - WOOD SHI, 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

GENERAL INFORMATION

Table with general info: Grade: C- - AVG. (-), Year Blt: 1924, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, 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: 1 - OIL, Heat Type: 5 - STEAM, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE.

OTHER FEATURES

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

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

DEPRECIATION

Table with depreciation: Phys Cond: FR - Fair, 51.%, Functional: %, Economic: %, Special: %, Override: %, Total: 51%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 82.00, Size Adj.: 1.25000000, Const Adj.: 1.06281447, Adj \$ / SQ: 108.938, Other Features: 32000, Grade Factor: 0.88, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 159290, Depreciation: 81238, Depreciated Total: 78052.

COMMENTS

DORMER FRONT + REAR .

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Includes columns for Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 6, BRs: 2, Baths: 1, HB).

REMODELING

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

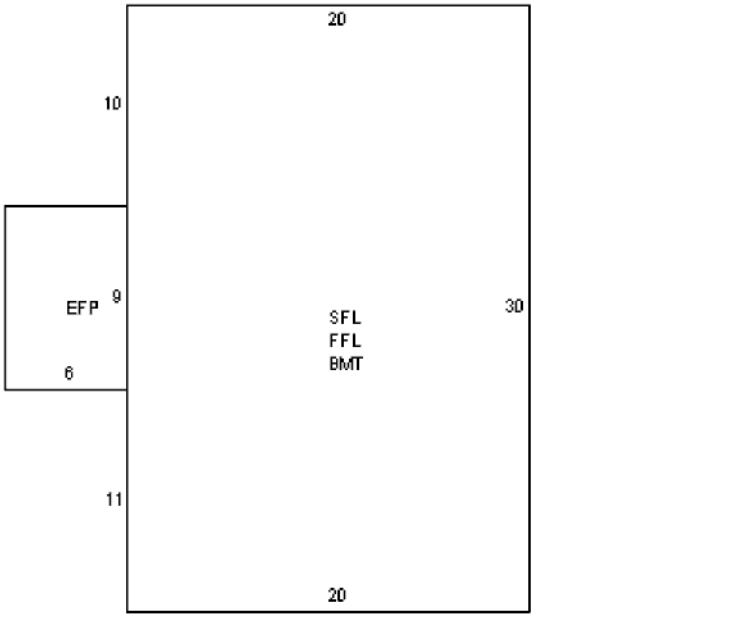
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 6, 2.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows: WtAv\$/SQ, AvRate, Ind.Val, 339182.5995, Juris. Factor, Val/Su Fin: 65.08, Special Features: 0, Val/Su Net: 42.13, Final Total: 78100, Val/Su SzAd: 65.08.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes summary rows: Net Sketched Area: 1,854, Total: 149,011, Size Ad: 1200, Gross Area: 1854, FinArea: 1200.

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features: 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. Row 1: 4, GARAGE/L, D Y, 1, 576, A, AV, 1932, 28.00, M, 45, 101, 8,900, 8,900.

Summary row: More: N, Total Yard Items: 8,900, Total Special Features: , Total: 8,900.

IMAGE

AssessPro Patriot Properties, Inc

