



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	SUMMER DAVID B
Owner 2:	SUMMER LAURA J
Owner 3:	
Street 1:	14 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1906 Type:

PREVIOUS OWNER

Owner 1:	SUMMER - STEVEN
Owner 2:	SUMMER - BARBARA
Street 1:	14 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1906

NARRATIVE DESCRIPTION

This Parcel contains 1.11 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1975, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48351		SQUARE FE	PRIME SITE		0	6.35	1.458	R2									447,709						447,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	289,400		1.110	447,700	737,100
Total Card		289,400	1.110	447,700	737,100
Total Parcel		289,400	1.110	447,700	737,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		267.64	/Parcel: 267.64

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	280,400	0	1.11	432,900	713,300	713,300	Create Final value 2019	6/4/2019
2018	101	FV	280,400	0	1.11	432,900	713,300	713,300	Year End Roll	9/28/2017
2017	101	FV	277,400	0	1.11	420,200	697,600	697,600	Year End Roll	9/29/2016
2016	101	FV	271,400	0	1.11	420,200	691,600	691,600	Year End Roll	1/14/2016
2015	101	FV	268,400	0	1.11	356,100	624,500	624,500	Year End	10/2/2014
2014	101	FV	256,400	0	1.11	319,400	575,800	575,800	Year End Roll	1/23/2014
2013	101	FV	250,400	0	1.11	310,200	560,600	560,600	Year End Roll	10/25/2012
2012	101	FV	296,000	0	1.11	261,200	557,200	557,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SUMMER,STEVEN	61464-475		3/25/2013	FAMILY	492000	No	No			
KORNFELD GEORGE	51192-81		5/19/2008		605000	No	No			
RURAL LAND FOUN	12856-514		9/4/1975		27000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
9/15/2001	M&L COMPLETE	613	
2/6/1994	MEAS+INSPCTD	606	
9/1/1992	INSPECTED	601	

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

EXTERIOR INFORMATION

Type:	21	- SPLIT LEVEL
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1975	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:	2	- SOFTWOOD	
Sec Floors:	4	- CARPET 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:	0
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	

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:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	24.0%
Functional:			%
Economic:			%
Special:			0.0%
Override:			%
Total:			24.6%

CALC SUMMARY

Basic \$ / SQ:	78.00
Size Adj.:	1.08898306
Const Adj.:	0.99989998
Adj \$ / SQ:	84.932
Other Features:	39500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	383821
Depreciation:	94420
Depreciated Total:	289401

COMMENTS

BSMT-2 BDRMS FAM RM FULL BATH, UNFINISHED WORK SHOP IN14X26 BMT .

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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

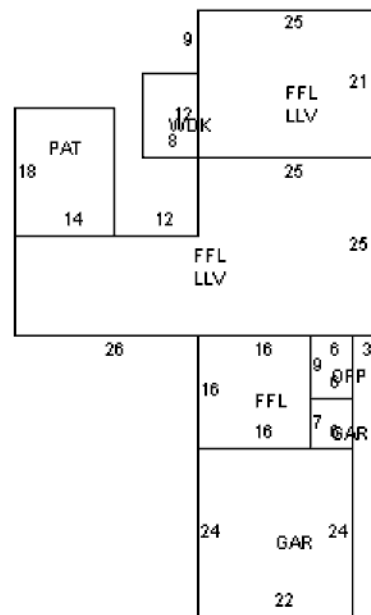
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	559753.8310
Juris. Factor:		Val/Su Fin:		105.08	
Special Features:	0	Val/Su Net:		68.00	
Final Total:	289400	Val/Su SzAd		163.50	

PARCEL ID

120 6 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,770	84.930	150,330	
LLV	LOWR LEVEL	1,514	83.870	126,980	
GAR	GARAGE	570	36.000	20,520	
PAT	PATIO	252	7.000	1,764	
WDK	WOOD DECK	96	29.090	2,793	
OFF	OPEN PORCH	54	15.000	810	
Net Sketched Area:		4,256	Total:	303,197	
Size Ad	1770	Gross Area	4256	FinArea	2754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	A	0

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: Total Special Features: Total: