



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		MILL STREET EX, LINCOLN

**OWNERSHIP**

Owner 1:	YOS JERROLD M		
Owner 2:	YOS ANN B		
Owner 3:			
Street 1:	PO BOX 158		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cnty:	Own Occ: Y
Postal:	01773-0518		Type:

**PREVIOUS OWNER**

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cnty:	
Postal:			

**NARRATIVE DESCRIPTION**

This Parcel contains 4.8 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1901, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		1.693		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									50,790						50,800	
101	ONE FAM		1.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,620						7,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	143,000	25,700	4.800	618,400	787,100		
Total Card						Entered Lot Size	
Total Parcel							Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 564.23			/Parcel: 564.23	Insp Date
						Land Unit Type:	10/28/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	145,500	25700	4.8	600,800	772,000	772,000	Create Final value 2019	6/4/2019
2018	101	FV	145,500	25700	4.8	600,800	772,000	772,000	Year End Roll	9/28/2017
2017	101	FV	139,200	25700	4.8	570,400	735,300	735,300	Year End Roll	9/29/2016
2016	101	FV	136,700	25700	4.8	555,200	717,600	717,600	Year End Roll	1/14/2016
2015	101	FV	131,600	25700	4.8	518,400	675,700	675,700	Year End	10/2/2014
2014	101	FV	130,300	25700	4.8	470,400	626,400	626,400	Year End Roll	1/23/2014
2013	101	FV	127,800	25700	4.27	442,500	596,000	596,000	Year End Roll	10/25/2012
2012	101	FV	128,800	25700	4.27	482,500	637,000	637,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	677-89		10/1/1962		27500	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

EXTERIOR INFORMATION

Table with exterior information including Type (22 - CONVENT'NL), Sty Ht (1T - 1T), (Liv) Units (1 Total: 1), Foundation (3 - BRK OR STN), Frame (1 - WOOD), Prime Wall (1 - WOOD SHING), Sec Wall (%), Roof Struct (1 - GABLE), Roof Cover (1 - ASPHALT), and Color.

BATH FEATURES

Table with bath features including Full Bath (2 Rating: AVERAGE), A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix (1 Rating: AVERAGE).

OTHER FEATURES

Table with other features including Kits (1 Rating: FAIR), A Kits, Frpl (3 Rating: AVERAGE), and WSFlue (1 Rating: AVERAGE).

CONDO INFORMATION

Table with condo information including Location, Total Units, Floor (1 - 1ST FLOOR), % Own, and Name.

GENERAL INFORMATION

Table with general information including Grade (C - AVERAGE), Year Blt (1901), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, and Lump Sum Adj.

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL (STD), Prim Int Wal (1 - DRYWALL), Sec Int Wall (%), Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors (2 - SOFTWOOD 50%), 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), and % Sprinkled (0).

DEPRECIATION

Table with depreciation information including Phys Cond (AV - Average 34%), Functional (%), Economic (%), Special (%), Override (%), and Total (34%).

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ (87.00), Size Adj (1.18010759), Const Adj (0.99970198), Adj \$ / SQ (102.639), Other Features (45500), Grade Factor (1.00), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (216675), Depreciation (73669), and Depreciated Total (143005).

COMMENTS

RESIDENTIAL GRID

Table with residential grid including 1st Res Grid, Desc (Line 1), # Units (1), and various levels (Level, Other, Upper, Lvl 2, Lvl 1, Lower).

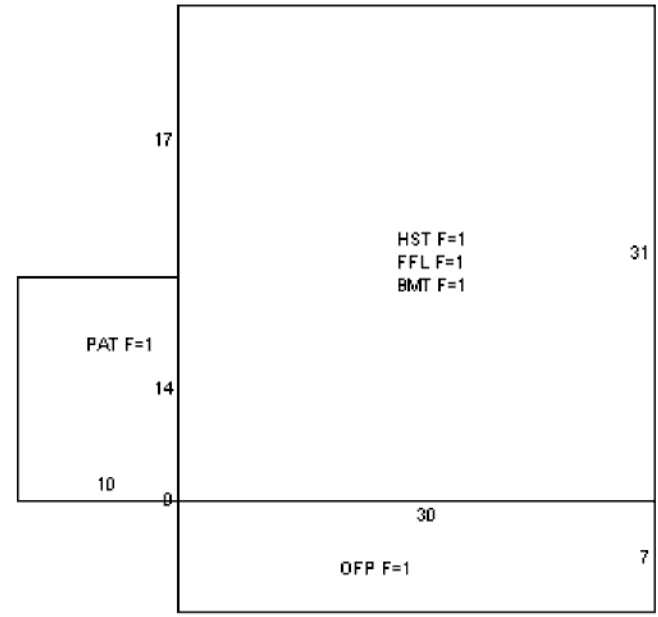
REMODELING

Table with remodeling information including Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, and General.

RES BREAKDOWN

Table with res breakdown including No Unit, RMS, BRS, FL, and Totals (1, 8, 4).

SKETCH



SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (2,675), Total (171,175), and Size Ad (1395) Gross Area (3140) FinArea (1395).

SUB AREA DETAIL

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

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items including Code, Description, A Y/S Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Aprr Value, JCod, JFact, and Juris. Value.

COMPARABLE SALES

Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (284400.0000), Juris. Factor, Val/Su Fin (102.51), Special Features (0), Val/Su Net (53.46), and Final Total (143000) Val/Su SzAd (102.51).

PARCEL ID

117 8 0

IMAGE



AssessPro Patriot Properties, Inc

Summary row with More (N), Total Yard Items (25,700), Total Special Features, and Total (25,700).