

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	KIM SUNGWOON		
Owner 2:	KIM SUNGSIL		
Owner 3:			
Street 1:	253 OLD CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-3602		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.12 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, 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	3	UNPAVED
t				Traffic	2	LIGHT

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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	
132	UNDEV		0.12		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									720					700	Cons Restr, Wetlan	

Total AC/HA:	2.11955	Total SF/SM:	92327.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	805,610	SpI Credit	Total:	805,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

meadorse

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	261,500	2,100	2.000	804,900	1,068,500
132			0.120	700	700
Total Card	261,500	2,100	2.120	805,600	1,069,200
Total Parcel	261,500	2,100	2.120	805,600	1,069,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		437.57	/Parcel: 437.57

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/06/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Create Final value 2019	6/4/2019
2018	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Year End Roll	9/28/2017
2017	101	FV	244,200	2100	2.12	802,400	1,048,700	1,048,700	Year End Roll	9/29/2016
2016	101	FV	241,700	2100	2.12	750,400	994,200	994,200	Year End Roll	1/14/2016
2015	101	FV	231,800	2100	2.12	695,200	929,100	929,100	Year End	10/2/2014
2014	101	FV	229,600	2100	2.12	685,600	917,300	917,300	Year End Roll	1/23/2014
2013	101	FV	224,700	2100	2.12	665,600	892,400	892,400	Year End Roll	10/25/2012
2012	101	FV	242,000	2100	2.12	685,600	929,700	929,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICHARD PERRY	20748-159		8/31/1990		450000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/3/2010	4598	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
5/26/2007	MEAS/EXT INS	616	D MANZELLO
5/21/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59 6 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	19:10:21

LAST REV

Date	Time
04/04/14	11:29:33

brennanp
1589

EXTERIOR INFORMATION

Table with exterior details: Type: 20 - DECK HSE, Sty Ht: 1 - 1, (Liv) Units: 1 Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

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

BARN/COTTAGE.

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: Rating: , Frpl: 2 Rating: AVERAGE, WSFlue: Rating:

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1970 Eff Yr Blt: , Alt LUC: Alt %: , Jurisdct: Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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: 9 BRs: 4 Baths: 2 HB

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 26.%, Functional: %, Economic: %, Special: %, Override: , Total: 26.6%

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - 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: 50, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

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 9 4, Totals 1 9 4

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 85.00, Size Adj.: 1.16841006, Const Adj.: 1.00999999, Adj \$ / SQ: 100.308, Other Features: 43178, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 356323, Depreciation: 94782, Depreciated Total: 261541

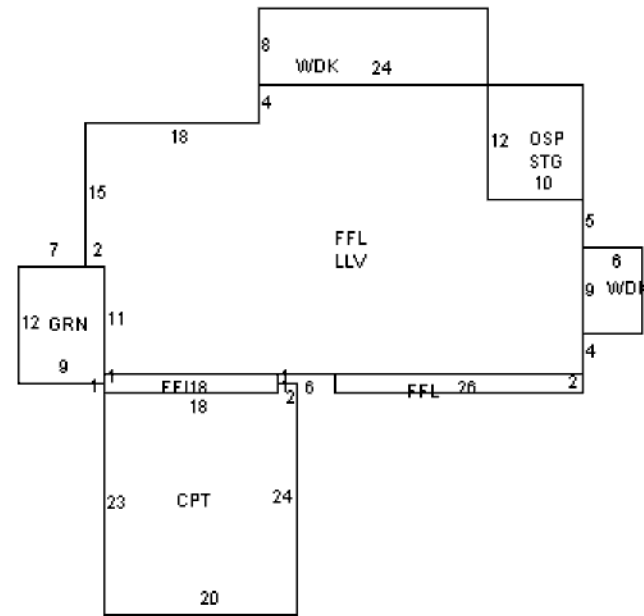
COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val 1054558.350, Juris. Factor: Val/Su Fin: 107.00, Special Features: 0 Val/Su Net: 68.17, Final Total: 261500 Val/Su SzAd: 182.36

SPEC FEATURES/YARD ITEMS

Table with 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

SKETCH



SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 1,434 100.310 143,842, LLV LOWR LEVEL 1,346 106.580 143,453, CPT CARPORT 462 22.000 10,164, WDK WOOD DECK 246 20.040 4,930, OSP SCRPN PORCH 120 22.500 2,700, STG STORAGE 120 15.000 1,800, GRN GRN 108 57.930 6,256, Net Sketched Area: 3,836 Total: 313,145, Size Ad: 1434 Gross Area: 3836 FinArea: 2444

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, LLV 100 FLA 75 A

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items: 2,100, Total Special Features: , Total: 2,100