



PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	A	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	ARENA JEFFREY D
Owner 2:	
Owner 3:	
Street 1:	21A SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	KRENTZEL - ALAN BENJAMIN
Owner 2:	-
Street 1:	21A SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	398,000		0.000		398,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 335.58						/Parcel: 335.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	385,400	0	.		385,400	385,400	Create Final value 2019	6/4/2019
2018	102	FV	385,400	0	.		385,400	385,400	Year End Roll	9/28/2017
2017	102	FV	360,300	0	.		360,300	360,300	Year End Roll	9/29/2016
2016	102	FV	357,200	0	.		357,200	357,200	Year End Roll	1/14/2016
2015	102	FV	335,600	0	.		335,600	335,600	Year End	10/2/2014
2014	102	FV	317,300	0	.		317,300	317,300	Year End Roll	1/23/2014
2013	102	FV	299,700	0	.		299,700	299,700	Year End Roll	10/25/2012
2012	102	FV	299,000	0	.		299,000	299,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KRENTZEL,ALAN B	69153-515		4/18/2017		421000	No	No			
BAUCH,ROBERT KY	64362-251		10/14/2014		380000	No	No			
Dauphin,Cynthia	60779-17		12/19/2012		356600	No	No			
LINCOLN HSE ASS	25957-394		1/9/1996		187190	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/18/2011	4662	MANUAL	2,000	C				install air sealin
9/7/2010	4559	RENOVATI	9,100	C	7/13/2011			remodel 2nd floor
7/12/1995	767-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L EXTERIOR	615	

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

EXTERIOR INFORMATION

Table with exterior details: Type: 8 - CONDO-TNHS, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: A - AVERAGE

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1995, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 3 - HARDWOOD, 30%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with columns: 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

More: N

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units: , Floor: 1 - 1ST FLOOR, % Own: 0.811999977, Name: 1 - BATTLE ROAD

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 7.5%, Functional: %, Economic: %, Special: %, Override: , Total: 7.5%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 165.00, Size Adj.: 1.24384487, Const Adj.: 0.98588008, Adj \$ / SQ: 202.337, Other Features: 35240, Grade Factor: 1.12, Neighborhood Inf: 1.2500000, LUC Factor: 1.00, Adj Total: 430259, Depreciation: 32269, Depreciated Total: 397990

COMMENTS

MARKET UNIT

RESIDENTIAL GRID

Table with 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: RMs: 5, BRs: 2, Baths: 1, HB 1

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 5, 2, 1

SKETCH



UnSketched SubAreas: SFL: 593, FFL: 593, BMT: 573, OFF: 164, PAT: 96.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 2,019, Total: 272,089, Size Ad: 1186, Gross Area: 2019, FinArea: 1186

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 103 13 0 21 21A

Total Yard Items:

Total Special Features:

Total: