

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	PARKS ADDISON D
Owner 2:	PARKS STACEY
Owner 3:	
Street 1:	26 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEVY RAYMOND A -
Owner 2:	LEVY NONNY M -
Street 1:	39 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3302

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1860, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	232,000	10,300	1.930	802,800	1,045,100
Total Card 232,000 10,300 1.930 802,800 1,045,100					
Total Parcel 232,000 10,300 1.930 802,800 1,045,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.55		/Parcel: 522.55	

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	224,800	10300	1.93	799,600	1,034,700	1,034,700	Create Final value 2019	6/4/2019
2018	101	FV	224,800	10300	1.93	799,600	1,034,700	1,034,700	Year End Roll	9/28/2017
2017	101	FV	223,100	10300	1.93	799,600	1,033,000	1,033,000	Year End Roll	9/29/2016
2016	101	FV	221,300	10300	1.93	747,600	979,200	979,200	Year End Roll	1/14/2016
2015	101	FV	208,900	10300	1.93	692,400	911,600	911,600	Year End	10/2/2014
2014	101	FV	200,100	10300	1.93	682,800	893,200	893,200	Year End Roll	1/23/2014
2013	101	FV	194,800	10300	1.93	662,800	867,900	867,900	Year End Roll	10/25/2012
2012	101	FV	194,800	10300	1.93	682,800	887,900	887,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY RAYMOND A,	37886-405		2/3/2003		975000	No	No			
CHARLES E. PIER	17258-593		7/31/1986		350000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2014	5836	ROOF						
4/18/1996	928-96	ROOF		C	6/24/1996			
1/30/1995	662-95	MANUAL	9,000	C	9/5/1995			BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS+INSPCTD	622	K Cuoco
12/9/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
12/9/2000	M&L EXTERIOR	613	
10/2/1995	MEAS+INSPCTD	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	73 4 0
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	20:26:09

LAST REV

Date	Time
03/30/18	10:55:02

apro
1996

EXTERIOR INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:	13 - RADIANT EL		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	Yes	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
21	STUDIO	D	Y	1	20X18	G	AV	1860	62.50	T	60	101			9,000			9,000
2	SHED/FR	D	Y	1	8x10	A	AV	1860	15.00	T	70	101			400			400
2	SHED/FR	D	Y	1	18x8	A	AV	1980	15.00	T	60	101			900			900

More:	N	Total Yard Items:	10,300	Total Special Features:		Total:	10,300
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BATH FEATURES

Full Bath:	3	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:		Rating:	
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		
Economic:		
Special:		
Override:		
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	102.00
Size Adj.:	1.04999995
Const Adj.:	0.98960400
Adj \$ / SQ:	105.987
Other Features:	41500
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	351482
Depreciation:	119504
Depreciated Total:	231978

COMMENTS

NANCY SMITH HOUSE.

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	RM	9	BR	3	Bath	3	HB					

REMODELING

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

RES BREAKDOWN

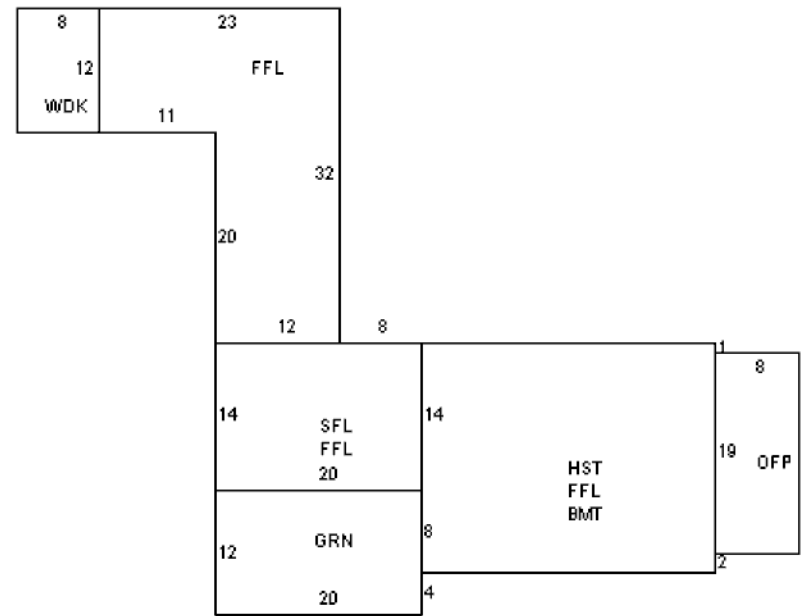
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	913022.1328
Juris. Factor:		Val/Su Fin:		116.00
Special Features:	0	Val/Su Net:		84.86
Final Total:	232000	Val/Su SzAd:		116.00

PARCEL ID

151 36 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,412	105.990	149,653	
HST	HALF STORY	308	105.990	32,644	
SFL	2ND FLOOR	280	105.990	29,676	
BMT	BASEMENT	246	26.500	6,529	
GRN	GRN	240	57.830	13,879	
OPF	OPEN PORCH	152	15.000	2,280	
WDK	WOOD DECK	96	29.090	2,793	
Net Sketched Area:		2,734	Total:	237,454	
Size Ad	2000	Gross Area	3412	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	40				0

IMAGE

AssessPro Patriot Properties, Inc

