160	17	0		1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 817,200
!2076!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	PIANKA WALTER EDWARD				
Owner 2:	PIANKA ANN CARLEEN				
Owner 3:					
Street 1:	103 SOUTH GREAT RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-4701			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.002 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	252,200		2.002	565,000	817,200
Total Card	252,200		2.002	565,000	817,200
Total Parcel	252,200		2.002	565,000	817,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 237.93 | /Parcel: 237.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/01/17

PREVIOUS ASSESSMENT

Parcel ID: 160 17 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	239,000	0	2.002	547,400	786,400	786,400	Create Final value 2019	6/4/2019
2018	101	FV	239,000	0	2.002	547,400	786,400	786,400	Year End Roll	9/28/2017
2017	101	FV	275,000	0	2.002	517,000	792,000	792,000	Year End Roll	9/29/2016
2016	101	FV	269,800	0	2.002	501,800	771,600	771,600	Year End Roll	1/14/2016
2015	101	FV	267,200	0	2.002	465,000	732,200	732,200	Year End	10/2/2014
2014	101	FV	249,000	0	2.002	417,000	666,000	666,000	Year End Roll	1/23/2014
2013	101	FV	243,800	0	2.002	405,000	648,800	648,800	Year End Roll	10/25/2012
2012	101	FV	249,000	0	2.002	445,000	694,000	694,000	Year End	1/26/2012

PRINT

Date	Time
09/30/19	20:41:39

LAST REV

Date	Time
06/07/17	14:19:01
apro	
2076	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIANKA, WALTER	25232-574		3/20/1995	CONVENIENC	0	No	No			
KATHLEEN SHERWI	11137-298		6/14/1966		6000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/1998	1328	W/S FLUE		C	6/6/1998			06/6/98 100%
3/16/1995	679-95	MANUAL	2,500	C	8/14/1995			REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
6/6/1998	MEAS/EXT INS	602	
5/17/1996	MEAS+INSPCTD	606	
4/12/1996	MEAS/EXT INS	606	
8/14/1995	ABATE-INSPEC	605	BOA

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

USER DEFINED

Prior Id # 1:	81 12 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:	

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		0.165		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,950						5,000	

Total AC/HA:	2.00155	Total SF/SM:	87187.52	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	564,950	Spl Credit		Total:	565,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1967	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:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	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:	FR - Fair	39. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		39 %

CALC SUMMARY

Basic $ / SQ:	94.00
Size Adj.:	0.92469281
Const Adj.:	1.01999998
Adj $ / SQ:	88.660
Other Features:	53500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	413365
Depreciation:	161212
Depreciated Total:	252152

COMMENTS

SOME UNFINISHED AREAS. 5/17 EXT NDS WORK= FAIR. SHED= NV/COND.

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:	10	BRs:	4	Baths:	2	HB	2

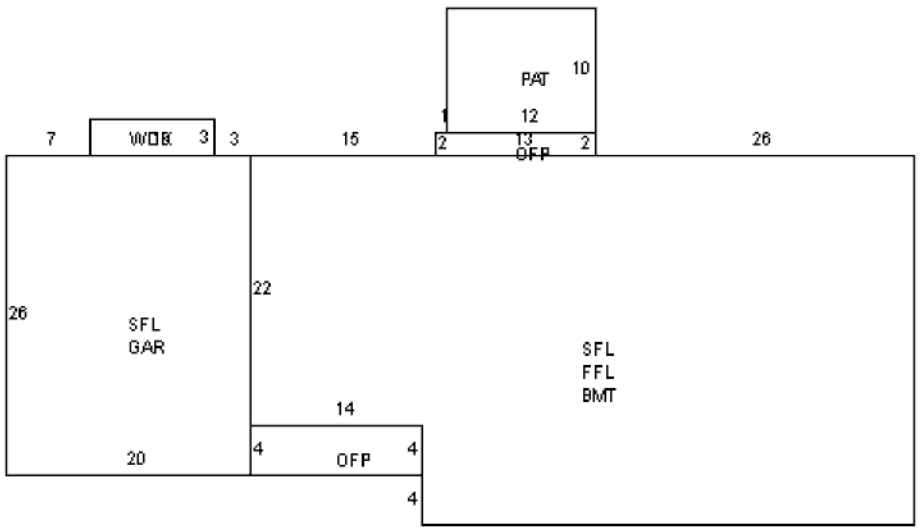
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 710676.2279

Juris. Factor:		Val/Su Fin:	73.42
Special Features:	0	Val/Su Net:	44.28
Final Total:	252200	Val/Su SzAd	73.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,927	88.660	170,811
BMT	BASEMENT	1,508	22.160	33,425
FFL	1ST FLOOR	1,508	88.660	133,699
GAR	GARAGE	520	36.000	18,720
PAT	PATIO	120	7.000	840
OFP	OPEN PORCH	82	15.000	1,230
WDK	WOOD DECK	30	38.000	1,140
	Net Sketched Area:	5,695	Total:	359,865
Size Ad	3434.5999	Gross Area	5796	FinArea 3435

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

IMAGE

AssessPro Patriot Properties, Inc

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

160 17 0