



PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1: MORGAN EDWARD H
 Owner 2: MORGAN TERRI T
 Owner 3:
 Street 1: 174 CONCORD RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4109 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	265,500		1.200	455,200	720,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 342.13						/Parcel: 342.13	

User Acct
GIS Ref
GIS Ref
Insp Date
11/22/10

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	261,200	0	1.2	440,100	701,300	701,300	Create Final value 2019	6/4/2019
2018	101	FV	261,200	0	1.2	440,100	701,300	701,300	Year End Roll	9/28/2017
2017	101	FV	256,800	0	1.2	427,200	684,000	684,000	Year End Roll	9/29/2016
2016	101	FV	254,600	0	1.2	427,200	681,800	681,800	Year End Roll	1/14/2016
2015	101	FV	247,900	0	1.2	362,000	609,900	609,900	Year End	10/2/2014
2014	101	FV	230,300	0	1.2	324,700	555,000	555,000	Year End Roll	1/23/2014
2013	101	FV	225,900	0	1.2	315,400	541,300	541,300	Year End Roll	10/25/2012
2012	101	FV	225,900	0	1.2	394,200	620,100	620,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
E. BYRON HENSLE	1033-126		7/24/1987		299000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/23/1996	MEAS+INSPCTD	606	
1/27/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

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		52272		SQUARE FE	PRIME SITE		0	6.35	1.371	R2									455,178						455,200	

Total AC/HA: 1.20000	Total SF/SM: 52272.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 455,178	SpI Credit	Total: 455,200
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1T - 1T		
(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:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	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

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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.8%

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	1.03483272
Const Adj.:	1.01999998
Adj \$ / SQ:	97.109
Other Features:	49750
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	389285
Depreciation:	123793
Depreciated Total:	265493

COMMENTS

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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												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

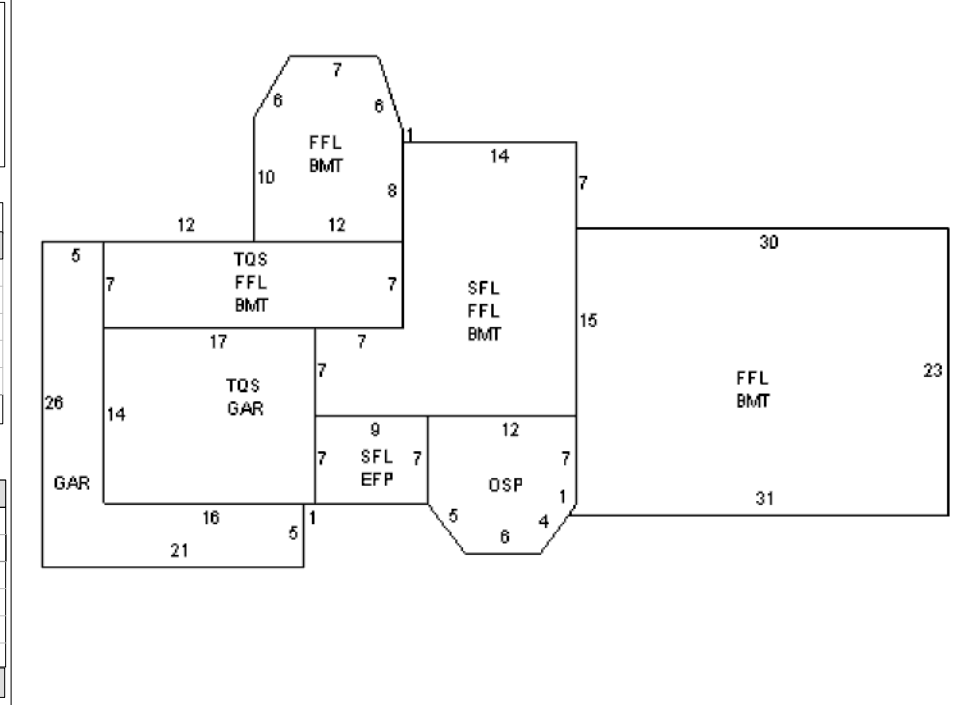
WtAv\$/SQ: AvRate: Ind.Val|202100.0000

Juris. Factor: Val/Su Fin: 126.01

Special Features: 0 Val/Su Net: 64.44

Final Total: 265500 Val/Su SzAd 126.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,382	24.280	33,551	
FFL	1ST FLOOR	1,382	97.110	134,204	
GAR	GARAGE	448	36.000	16,128	
SFL	2ND FLOOR	420	97.110	40,786	
TQS	3/4 STORY	305	97.110	29,570	
OSP	SCRN PORCH	120	22.500	2,700	
EFP	ENCL PORCH	63	36.000	2,268	
Net Sketched Area:		4,120	Total:	259,207	
Size Ad	2106.5	Gross Area	4221	FinArea	2107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 160 35 0

More:	N	Total Yard Items:		Total Special Features:		Total:	
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