162	2	0		1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 859,100
!2130!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	DEFILIPPO JOHN P
Owner 2:	
Owner 3:	
Street 1:	94 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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	379,300		0.960	479,800	859,100
Total Card	379,300		0.960	479,800	859,100
Total Parcel	379,300		0.960	479,800	859,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 233.60 | /Parcel: 233.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/20/13

PREVIOUS ASSESSMENT

Parcel ID 162 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	383,300	0	.96	464,700	848,000	848,000	Create Final value 2019	6/4/2019
2018	101	FV	383,300	0	.96	464,700	848,000	848,000	Year End Roll	9/28/2017
2017	101	FV	365,800	0	.96	438,700	804,500	804,500	Year End Roll	9/29/2016
2016	101	FV	358,800	0	.96	425,700	784,500	784,500	Year End Roll	1/14/2016
2015	101	FV	344,800	0	.96	394,100	738,900	738,900	Year End	10/2/2014
2014	101	FV	352,700	0	.96	353,000	705,700	705,700	Year End Roll	1/23/2014
2013	101	FV	345,400	0	1.	345,300	690,700	690,700	Year End Roll	10/25/2012
2012	101	FV	345,400	0	1.	379,900	725,300	725,300	Year End	1/26/2012

PRINT

Date	Time
09/30/19	20:56:50

LAST REV

Date	Time
03/20/14	09:06:29
brennanp	
2130	

SALES INFORMATION

TAX DISTRICT | **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TETREAULT CLAIR	23130-92		4/29/1993		365000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2010	4618	RENOVATI	3,000	C				remove a sink & to
6/9/2006	3457	RENO-ADD	30,000	C	6/8/2007			Remodel entran; st
4/4/2004	2879	RENOVATI	30,000	C	6/26/2004			fm rm gas fp, enl
10/4/1996	1060-96	RENO-ADD	20,000	C	6/23/1997			
6/26/1996	989-96	WDK		C	6/23/1997			
4/6/1995	685-95	ROOF		C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
5/28/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS+INSPCTD	615	
11/5/2002	M&L COMPLETE	615	
6/23/1997	MEAS+INSPCTD	602	
3/28/1996	MEAS+INSPCTD	606	
7/11/1995	ENTRY DENIED	600	
6/16/1994	FIELDREV CHG	600	

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

USER DEFINED

Prior Id # 1:	84 9 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		41817.6		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,817						479,800	

Total AC/HA:	0.96000	Total SF/SM:	41817.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	479,817	Spl Credit		Total:	479,800

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

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1930	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:	2		
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	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26	%

CALC SUMMARY

Basic $ / SQ:	87.00
Size Adj.:	0.91657412
Const Adj.:	1.00979996
Adj $ / SQ:	80.523
Other Features:	70000
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	512576
Depreciation:	133270
Depreciated Total:	379306

COMMENTS

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:	3	HB	1

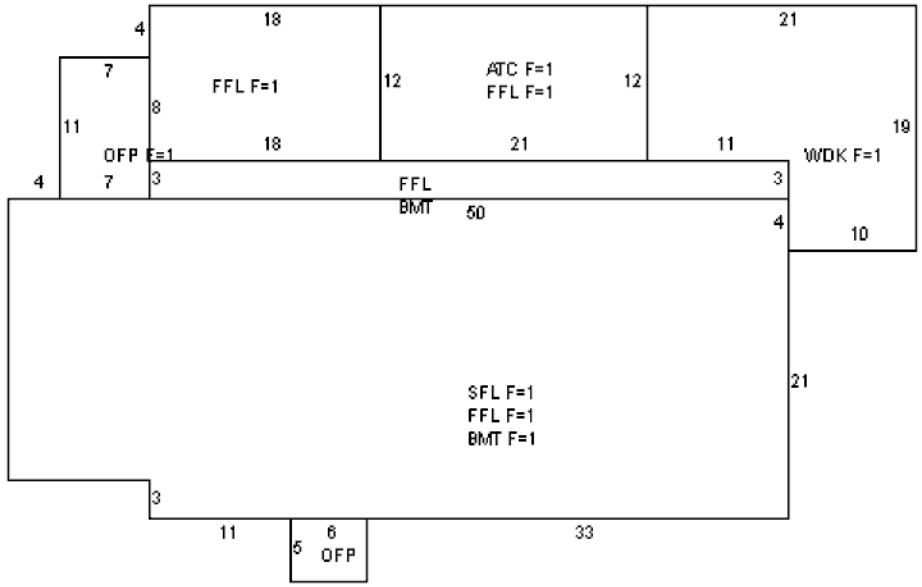
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,110	80.520	169,904
BMT	BASEMENT	1,642	20.130	33,055
SFL	2ND FLOOR	1,492	80.520	120,141
WDK	WOOD DECK	322	18.680	6,014
OFP	OPEN PORCH	107	15.000	1,605
ATC	ATTIC	76	80.520	6,088

Net Sketched Area:	5,749	Total:	336,806
Size Ad	3602	Gross Area	5925	FinArea	3678
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	727056.9721

Juris. Factor:		Val/Su Fin:	103.13
Special Features:	0	Val/Su Net:	65.98
Final Total:	379300	Val/Su SzAd	105.30

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

162 2 0

IMAGE

AssessPro Patriot Properties, Inc