162	7	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,069,500
Map	Lot	Sublot	Building	Unit	CARD	!2289!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBSTER STEVEN R			
Owner 2:	COLLINS ELIZABETH L			
Owner 3:				
Street 1:	108 LINCOLN RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773		Type:	

PREVIOUS OWNER

Owner 1:	VON HERRMANN TIMOTHY -			
Owner 2:	VON HERRMANN SUSAN -			
Street 1:	230 SANDRINGHAM RD			
Twn/City:	PIEDMONT			
St/Prov:	CA	Cntry		
Postal:	94611			

NARRATIVE DESCRIPTION

This Parcel contains 2.06 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	393,900	4,900	2.060	670,700	1,069,500
Total Card	393,900	4,900	2.060	670,700	1,069,500
Total Parcel	393,900	4,900	2.060	670,700	1,069,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.58 | /Parcel: 383.58

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 10/18/11

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 162 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	367,200	4900	2.06	653,100	1,025,200	1,025,200	Create Final value 2019	6/4/2019
2018	101	FV	367,200	4900	2.06	653,100	1,025,200	1,025,200	Year End Roll	9/28/2017
2017	101	FV	358,100	4900	2.06	646,700	1,009,700	1,009,700	Year End Roll	9/29/2016
2016	101	FV	346,800	4900	2.06	628,300	980,000	980,000	Year End Roll	1/14/2016
2015	101	FV	343,800	4900	2.06	581,900	930,600	930,600	Year End	10/2/2014
2014	101	FV	322,800	4900	2.06	542,700	870,400	870,400	Year End Roll	1/23/2014
2013	101	FV	316,800	4900	2.04	526,100	847,800	847,800	Year End Roll	10/25/2012
2012	101	FV	326,900	4900	2.04	546,100	877,900	877,900	Year End	1/26/2012

PRINT

Date	Time
09/30/19	21:29:45

LAST REV

Date	Time
05/03/17	15:48:43
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VON HERRMANN TI	46593-337		12/2/2005		1155000	No	No			
COMSTOCK JOAN M	23208-258		5/20/1993	CHD>SALE	427500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2017	6702	WINDOWS	12,000	C				Replace 4 windows
5/7/2015	6072	ROOF	16,000	C				Remove decking/rai
2/7/2006	3347	RENOVATI	33,500	C				sec fl bedroom & c
7/22/1999	1745	MANUAL	15,000	C	5/29/2000			screen in deck 5/2
6/21/1993	269	RENOVATI	60,000	C	5/29/2000			5/29/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS+INSPCTD	25	D ERSKINE
6/22/2006	MEAS+INSPCTD	50	
5/19/2001	MEAS/EXT INS	614	
5/29/2000	MEAS/EXT INS	611	
3/28/1996	MEAS+INSPCTD	606	
7/8/1995	MEAS/EXT INS	600	
6/16/1994	FIELDREV CHG	600	
2/2/1994	PERMIT VISIT	600	
12/20/1993	LEFT NOTICE	600	

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

USER DEFINED

Prior Id # 1:	94 11 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,690						6,700	

Total AC/HA:	2.05955	Total SF/SM:	89714.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	670,690	Spl Credit		Total:	670,700

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

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2T - 2T		
(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:	1910	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:	2 - SOFTWOOD		
Sec Floors:			%
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:	65
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

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:	94.00
Size Adj.:	0.96857923
Const Adj.:	1.01999998
Adj $ / SQ:	92.867
Other Features:	83867
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	532326
Depreciation:	138405
Depreciated Total:	393921

COMMENTS

INCLUDES 94-10 (.002 AC.) COMPLETE INTERIOR RENOVAT SINCE 5/93 SALELONG SETBACK ... Per MLS re: 2005 sale---granite kitchen..

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: 8			BRs: 3			Baths: 2			HB 1		

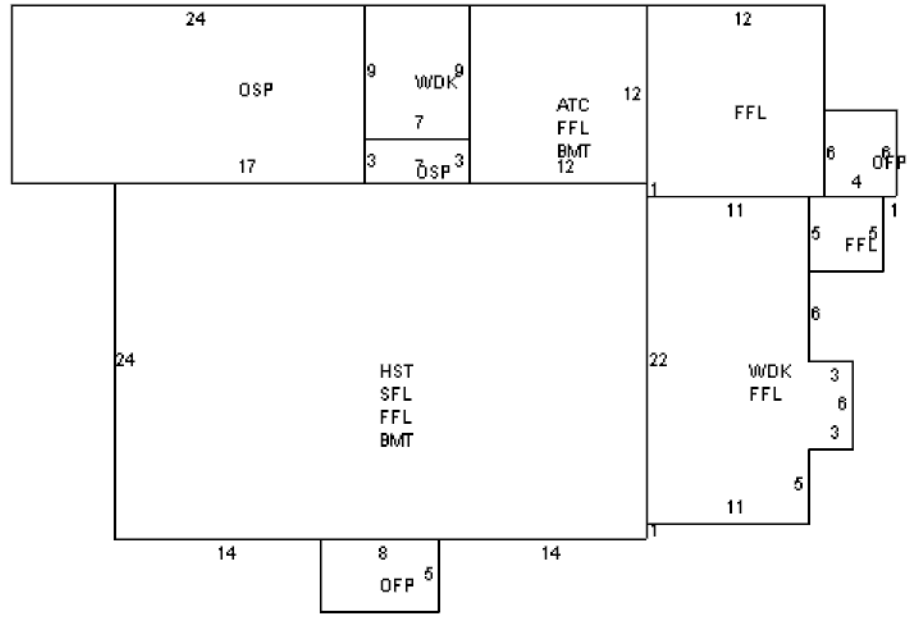
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,449	92.870	134,565
BMT	BASEMENT	1,008	23.220	23,403
SFL	2ND FLOOR	864	92.870	80,237
HST	HALF STORY	432	92.870	40,119
WDK	WOOD DECK	323	18.660	6,028
OSP	SCRN PORCH	309	22.500	6,953
OFP	OPEN PORCH	70	15.000	1,050
ATC	ATTIC	43	92.870	4,012
	Net Sketched Area:	4,498	Total:	296,366
Size Ad	2745	Gross Area	5031	FinArea 2788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 616200.0000

Juris. Factor:		Val/Su Fin:	141.28
Special Features:	0	Val/Su Net:	87.57
Final Total:	393900	Val/Su SzAd	143.50

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

162 7 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
4	GARAGE/L	D	Y	1	441	A	AV	1910	28.00	T	60	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	

Total: 4,900