



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PETERSON TERRY
Owner 2:	PETERSON JENNIFER
Owner 3:	SUSAN PETERSON SPECIAL NEED TR
Street 1:	159 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

**PREVIOUS OWNER**

Owner 1:	PETERSON MARY E -
Owner 2:	-
Street 1:	159 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1850, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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

**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		43559.999		SQUARE FE	PRIME SITE		0	6.35	1.586	R2									438,582						438,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	149,800	3,000	1.000	438,600	591,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.83						/Parcel: 291.83	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	146,200	3000	1.	424,100	573,300	573,300	Create Final value 2019	6/4/2019
2018	101	FV	146,200	3000	1.	424,100	573,300	573,300	Year End Roll	9/28/2017
2017	101	FV	147,200	3300	1.	411,600	562,100	562,100	Year End Roll	9/29/2016
2016	101	FV	199,900	3300	1.	411,600	614,800	614,800	Year End Roll	1/14/2016
2015	101	FV	188,200	3300	1.	348,800	540,300	540,300	Year End	10/2/2014
2014	101	FV	179,900	3300	1.	312,900	496,100	496,100	Year End Roll	1/23/2014
2013	101	FV	175,000	3300	1.02	305,000	483,300	483,300	Year End Roll	10/25/2012
2012	101	FV	195,300	3300	1.02	277,300	475,900	475,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PETERSON MARY E	56753-134		4/20/2011	DIVORCE/ESTA		1	No	No		Probate Court Docket #IOE-0144
PETERSON FRANK	14602-116		5/6/1982	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/15/1998	1383	ROOF		C	6/6/1998			6/6/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/6/1998	MEAS/EXT INS	602	
4/25/1996	MEAS+INSPCTD	606	
5/2/1994	FIELDREV CHG	600	
1/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**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:	C+ - AVG. (+)		
Year Blt:	1850	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:	2 - SOFTWOOD		
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

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

**BATH FEATURES**

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

Phys Cond:	FR - Fair	51%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		51%

**DEPRECIATION**

Basic \$ / SQ:	102.00
Size Adj.:	1.04607701
Const Adj.:	1.00979996
Adj \$ / SQ:	107.746
Other Features:	37125
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	305787
Depreciation:	155951
Depreciated Total:	149836

**CALC SUMMARY****COMMENTS**

EXT. NEEDS PAINT PART OF ADAMS-WHITING-JONES TAVERN.

**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	7	BR	3	Baths	2	HB						

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

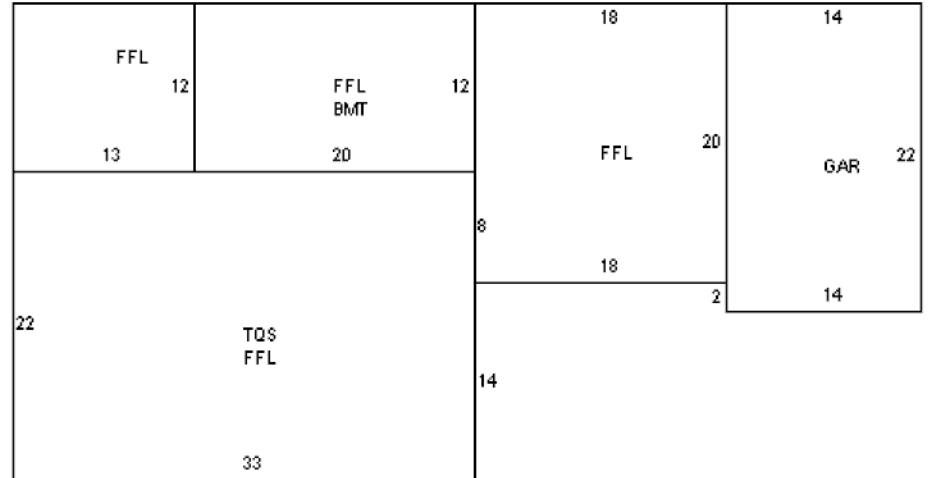
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	595925.5533	
Juris. Factor:		Val/Su Fin:	73.90	
Special Features:	0	Val/Su Net:	58.17	
Final Total:	149800	Val/Su SzAd	73.92	

**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
37	STABLE	D	Y	1	42X21	F	PR	1850	14.40	T	80	101			2,500			2,500
19	PATIO	D	Y	1	15X20	A	FR	1950	7.00	T	75	101			500			500

More: N Total Yard Items: 3,000 Total Special Features: Total: 3,000

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,482	107.750	159,679	
TQS	3/4 STORY	545	107.750	58,667	
GAR	GARAGE	308	36.000	11,088	
BMT	BASEMENT	240	26.940	6,465	
Net Sketched Area:	2,575	Total:		235,899	
Size Ad	2026.5	Gross Area	2756	FinArea	2027

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

