



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAHNSTEIN TR RICHARD K
Owner 2:	
Owner 3:	LAHNSTEIN RICHARD K TRUST
Street 1:	192 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS OWNER

Owner 1:	LAHNSTEIN RICHARD K -
Owner 2:	-
Street 1:	192 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4121

NARRATIVE DESCRIPTION

This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		46609		SQUARE FE	PRIME SITE		0	4.75	1.501	R1									332,418						332,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	105,700	200	1.070	332,400	438,300
Total Card		105,700	200	1.070	438,300
Total Parcel		105,700	200	1.070	438,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.97		/Parcel: 430.97	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	102,400	200	1.07	317,700	420,300	420,300	Create Final value 2019	6/4/2019
2018	101	FV	102,400	200	1.07	317,700	420,300	420,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	1.07	317,700	418,200	418,200	Year End Roll	9/29/2016
2016	101	FV	100,300	200	1.07	308,600	409,100	409,100	Year End Roll	1/14/2016
2015	101	FV	96,000	200	1.07	244,900	341,100	341,100	Year End	10/2/2014
2014	101	FV	94,900	200	1.07	235,100	330,200	330,200	Year End Roll	1/23/2014
2013	101	FV	92,700	200	1.07	230,900	323,800	323,800	Year End Roll	10/25/2012
2012	101	FV	92,700	200	1.07	269,300	362,200	362,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAHNSTEIN RICHA	47445-78		5/9/2006	FAMILY		1	No	No
LAHNSTEIN KARL	11352-31		7/19/1967	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/18/1995	659-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

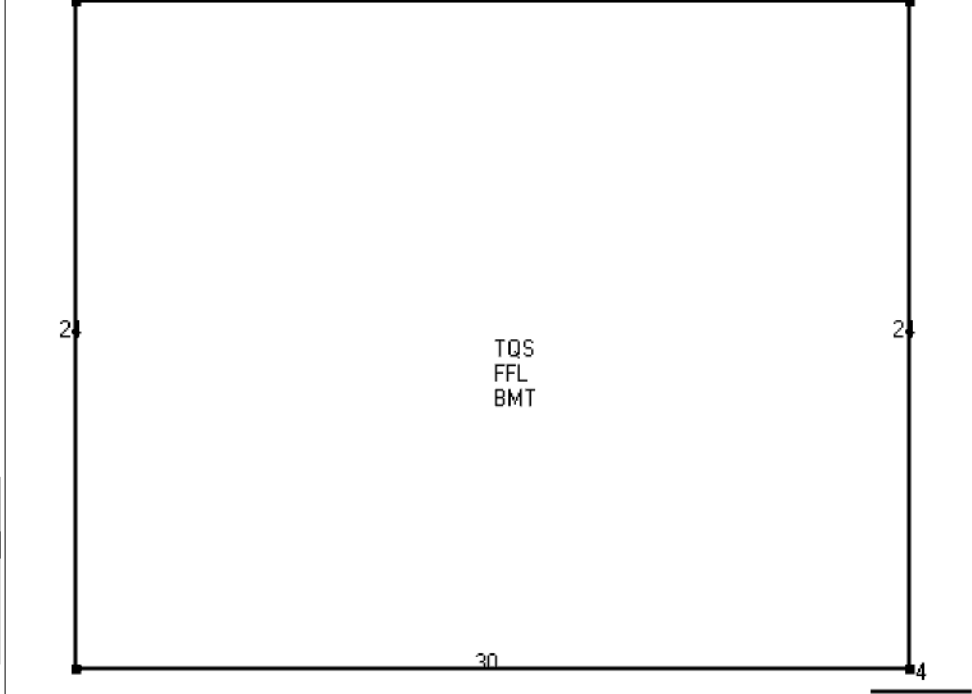
BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix: 1, Rating: AVERAGE

COMMENTS

Empty comments table.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1940, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdict:, Fact:., Const Mod:, Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location:, Total Units:, Floor: 1 - 1ST FLOOR, % Own:, Name:

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1. Grid columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Rows: Other, Upper, Lvl 2, Lvl 1, Lower. Totals: RMs: 7, BRs: 3, Baths: 1, HB:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits:, Rating:, Frpl:, Rating:, WSFlue:, Rating:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: 1 - DRYWALL, 50%, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors:, Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 33.%, Functional: %, Economic: %, Special: %, Override:, Total: 33.8%

REMODELING

Table with remodeling: Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 7, 3.

INTERIOR INFORMATION

Table with interior info: Bsmnt Gar: 1, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: P, Heat Fuel: 1 - OIL, Heat Type: 5 - STEAM, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 82.00, Size Adj.: 1.22619045, Const Adj.: 0.98970497, Adj \$ / SQ: 99.512, Other Features: 26000, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 159625, Depreciation: 53953, Depreciated Total: 105672

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. WtAv\$/SQ:, AvRate:, Ind.Val -30200.00000. Juris. Factor:, Val/Su Fin: 103.93, Special Features: 0, Val/Su Net: 53.38, Final Total: 105700, Val/Su SzAd: 83.89

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,980, Total: 133,625. Size Ad: 1260, Gross Area: 2160, FinArea: 1017

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. TQS, 100, UNF, 45, A, 0

SPEC FEATURES/YARD ITEMS

Table with 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. Row: 2, SHED/FR, D, Y, 1, 48, A, AV, 1940, 15.00, T, 70, 101, 200, 200

Summary row: More: N, Total Yard Items: 200, Total Special Features:, Total: 200

IMAGE



AssessPro Patriot Properties, Inc