

**Town Of Lincoln**



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	306,800	4,500	1.300	463,500	774,800
<b>Total Card</b> 306,800 4,500 1.300 463,500 774,800					
<b>Total Parcel</b> 306,800 4,500 1.300 463,500 774,800					
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 283.60		<b>/Parcel:</b> 283.60	

Legal Description	User Acct
	<b>GIS Ref</b>
	<b>GIS Ref</b>
<b>Entered Lot Size</b>	
<b>Total Land:</b>	
<b>Land Unit Type:</b>	

<b>Insp Date</b>	02/20/18
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**OWNERSHIP**

<b>Owner 1:</b> CUMMINGS BRIAN F
<b>Owner 2:</b>
<b>Owner 3:</b>
<b>Street 1:</b> 188 CONCORD RD
<b>Street 2:</b>
<b>Twn/City:</b> LINCOLN
<b>St/Prov:</b> MA Cntry Own Occ: Y
<b>Postal:</b> 01773-4121 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	281,100	4500	1.3	448,100	733,700	733,700	Create Final value 2019	6/4/2019
2018	101	FV	281,100	200	1.3	448,100	729,400	729,400	Year End Roll	9/28/2017
2017	101	FV	278,500	200	1.3	435,000	713,700	713,700	Year End Roll	9/29/2016
2016	101	FV	275,900	200	1.3	435,000	711,100	711,100	Year End Roll	1/14/2016
2015	101	FV	270,800	200	1.3	368,600	639,600	639,600	Year End	10/2/2014
2014	101	FV	260,500	200	1.3	330,600	591,300	591,300	Year End Roll	1/23/2014
2013	101	FV	255,300	200	1.5	332,600	588,100	588,100	Year End Roll	10/25/2012
2012	101	FV	255,300	200	1.5	415,800	671,300	671,300	Year End	1/26/2012

**PREVIOUS OWNER**

<b>Owner 1:</b> CUMMINGS - BRIAN F
<b>Owner 2:</b> CUMMINGS - RHONDA M
<b>Street 1:</b> 188 CONCORD RD
<b>Twn/City:</b> LINCOLN
<b>St/Prov:</b> MA Cntry
<b>Postal:</b> 01773-4121

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUMMINGS,BRIAN	144-65		10/8/2013	FAMILY		1	No	No		
CLARK, DAVID TA	1147-139		10/25/1995		280000	No	No			CERT 203489
MCLAUGHLIN ROBE	1095-195		6/2/1992		205000	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/23/2002	2604	W/S FLUE		C				
4/17/2002	2474	ADDITION	36,000	C	5/15/2004			kit expan,bath,mst
9/5/2001	2334	MANUAL		C	7/6/2002			carport
3/26/1999	1665	MANUAL	500	C	5/29/1999			small porch 4/17/0

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/20/2018	MEAS+INSPCTD	622	K Cuoco
11/2/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
5/15/2004	ENTRY DENIED	615	
6/17/2003	MEAS/EXT INS	615	
7/6/2002	ENTRY DENIED	613	
4/17/2000	MEAS/EXT INS	611	
5/29/1999	MEAS/EXT INS	602	
1/20/1996	MEAS/EXT INS	606	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
<b>Census:</b>				<b>Exmpt</b>		
<b>Flood Haz:</b>						
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	6.35	1.289	R2									463,476						463,500	

<b>Total AC/HA:</b> 1.30000	<b>Total SF/SM:</b> 56628.00	<b>Parcel LUC:</b> 101 ONE FAM	<b>Prime NB Desc:</b> RES CAT 2	<b>Total:</b> 463,476	<b>Spl Credit:</b>	<b>Total:</b> 463,500
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### EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(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:	

### 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:	AVERAGE

### OTHER FEATURES

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

### CONDO INFORMATION

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

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

### 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												
	RM:	10	BR:	3	Bath:	2	HB	1				

### REMODELING

Exterior:	2000
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	1
Totals			
1	10	3	

### 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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

### DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		31.4%

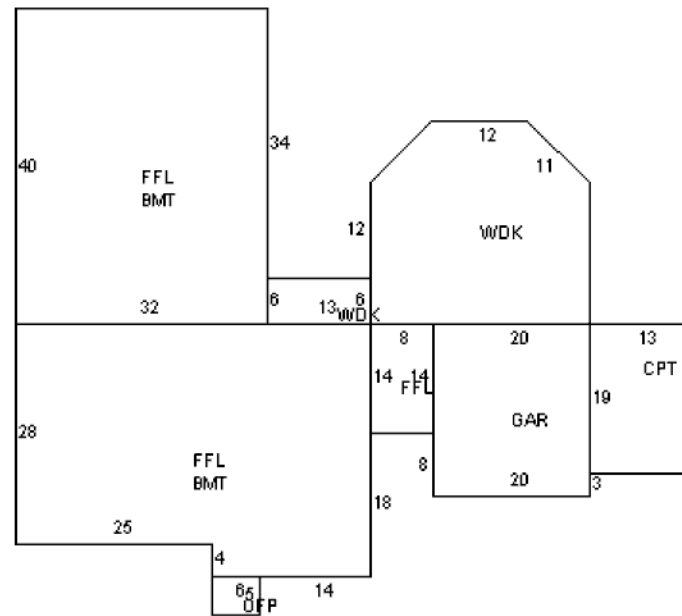
### CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	0.96961933
Const Adj.:	1.01999998
Adj \$ / SQ:	84.066
Other Features:	80956
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	447260
Depreciation:	140440
Depreciated Total:	306820

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	613041.2601	
Juris. Factor:		Val/Su Fin:	112.30	
Special Features:	0	Val/Su Net:	45.08	
Final Total:	306800	Val/Su SzAd:	112.30	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,732	84.070	229,668	
BMT	BASEMENT	2,620	21.020	55,063	
WDK	WOOD DECK	737	16.180	11,927	
GAR	GARAGE	440	36.000	15,840	
CPT	CARPORT	247	22.000	5,434	
OFF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		6,806	Total:	318,382	
Size Ad	2732	Gross Area	6806	FinArea	2732

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### 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
2	SHED/FR	D	Y	1	20x20	A	AV	2005	15.00	T	25	101			4,500			4,500

### PARCEL ID 160 44 0

More:	N	Total Yard Items:	4,500	Total Special Features:		Total:	4,500
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### IMAGE

AssessPro Patriot Properties, Inc

