



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		BOWLES TR, LINCOLN

**OWNERSHIP**

Owner 1:	KELMAN JONATHAN L
Owner 2:	BOARDMAN PAMELA D
Owner 3:	
Street 1:	7 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4308 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.149 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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:						
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45041		SQUARE FE	PRIME SITE		0	5.5	1.543	R1									382,318						382,300	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									3,450						3,500	ROW

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	555,100	3,100	1.149	385,800	944,000
Total Card	555,100	3,100	1.149	385,800	944,000
Total Parcel	555,100	3,100	1.149	385,800	944,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		293.72	/Parcel: 293.72

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
2020	101	FV	516,000	3100	1.149	333,700	852,800	852,800	Year End Roll	9/26/2019
2019	101	FV	502,800	3100	1.149	319,100	825,000	825,000	Create Final value 2019	6/4/2019
2018	101	FV	502,800	3100	1.149	319,100	825,000	825,000	Year End Roll	9/28/2017
2017	101	FV	479,500	3100	1.149	319,100	801,700	801,700	Year End Roll	9/29/2016
2016	101	FV	460,900	3100	1.149	310,000	774,000	774,000	Year End Roll	1/14/2016
2015	101	FV	442,600	3100	1.149	246,800	692,500	692,500	Year End	10/2/2014
2014	101	FV	438,000	3100	1.149	237,100	678,200	678,200	Year End Roll	1/23/2014
2013	101	FV	428,800	3100	1.15	234,400	666,300	666,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEAN CARMODY	21230-16		6/19/1991		290000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2019	R-19-0097	MANUAL	4,000	C	9/6/2019			Remove & replace e
10/24/2016	6602	RENOVATI	9,975	O				Bathroom remodel;
11/14/2012	5233	SOLAR PA	17,575	C				install roof mount
3/9/2006	3372	SHED		C				Install a pre-fab
3/2/2006	3368	MANUAL		C				install 2 wood bur
1/25/1999	1616	W/S FLUE		C	7/1/1999			
11/12/1997	1301	W/S FLUE		C	3/25/1998			3/25/98 90% 7/1/981
7/21/1997	1234	RENOVATI	150,000	C	7/1/1998			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/18/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS/EXT INS	50	
9/29/2001	M&L COMPLETE	613	
3/25/1998	MEAS+INSPCTD	602	
10/30/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
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:	1950	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:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	24x10	A	AV	2006	15.00	T	15	101			3,100			3,100

More: N

Total Yard Items:	3,100	Total Special Features:		Total:	3,100
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	EX - Excellent	5.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		5.9%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.93668330
Const Adj.:	1.01999998
Adj \$ / SQ:	90.765
Other Features:	53000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	589931
Depreciation:	34806
Depreciated Total:	555125

**COMMENTS**

INCLUDES .11 ACRES OF PRIVATE WAY .

**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:	9	BRs:	4	Baths:	3	HB						

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1997

**RES BREAKDOWN**

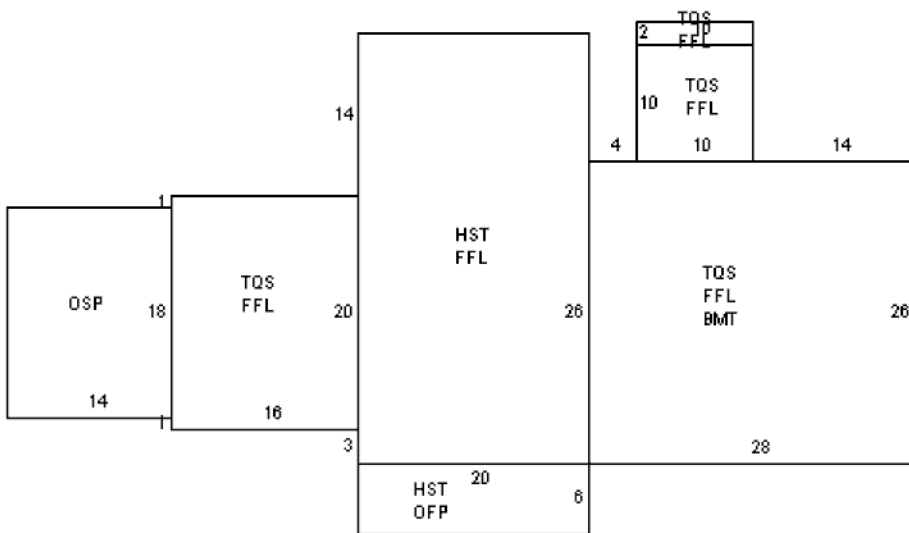
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 344000.0000
Juris. Factor:		Val/Su Fin:	172.71	
Special Features:	0	Val/Su Net:	128.67	
Final Total:	555100	Val/Su SzAd:	172.71	

**PARCEL ID** 179 6 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,908	90.760	173,179	
TQS	3/4 STORY	876	90.760	79,510	
BMT	BASEMENT	728	22.690	16,519	
HST	HALF STORY	430	90.760	39,029	
OSP	SCRN PORCH	252	22.500	5,670	
OFF	OPEN PORCH	120	15.000	1,800	
Net Sketched Area:		4,314	Total:	315,707	
Size Ad	3214	Gross Area	5036	FinArea	3214

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

