

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	WALDEN POND
Owner 3:	
Street 1:	915 WALDEN ST
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as MA RE DCR

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
910	MA RE DCR		69676.28		SQUARE FE	UNDEV	0.2	0	7.	0.221	R3									107,664						107,700	Access

Total AC/HA:	1.59955	Total SF/SM:	69676.40	Parcel LUC:	910	MA RE DCR	Prime NB Desc	RES CAT 3	Total:	107,664	SpI Credit	Total:	107,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
910			1.600	107,700	107,700		
Total Card			1.600	107,700	107,700	Entered Lot Size	
Total Parcel			1.600	107,700	107,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	910	FV		0	1.6	107,700	107,700	107,700	Year End Roll	9/26/2019
2019	910	FV		0	1.6	104,300	104,300	104,300	Create Final value 2019	6/4/2019
2018	910	FV		0	1.6	104,300	104,300	104,300	Year End Roll	9/28/2017
2017	910	FV		0	1.6	98,400	98,400	98,400	Year End Roll	9/29/2016
2016	910	FV		0	1.6	95,500	95,500	95,500	Year End Roll	1/14/2016
2015	910	FV		0	1.6	88,400	88,400	88,400	Year End	10/2/2014
2014	910	FV		0	1.6	79,200	79,200	79,200	Year End Roll	1/23/2014
2013	910	FV		0	1.85	80,400	80,400	80,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	9916-371		12/31/1940			0	No	No		LOT C

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	39 1 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:	

PRINT

Date	Time
10/22/20	16:38:00

LAST REV

Date	Time
04/25/13	09:56:18

apro  
1244

EXTERIOR INFORMATION

Form with fields for Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Form with fields for Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

STATE OWNED LAND PROGRAM/ WALDEN POND.

RESIDENTIAL GRID

Table with columns for 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals row for RMs, BRs, Baths, HB.

GENERAL INFORMATION

Form with fields for Grade, Year Blt, Eff Yr Blt, Alt LUC, Jurisdct, Const Mod, Lump Sum Adj.

OTHER FEATURES

Form with fields for Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Form with fields for Location, Total Units, Floor, % Own, Name.

REMODELING

Form with fields for Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with columns for No Unit, RMS, BRS, FL. Includes Totals row.

SKETCH

INTERIOR INFORMATION

Form with fields for Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal.

DEPRECIATION

Form with fields for Phys Cond, Functional, Economic, Special, Override, Total.

Form with fields for Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

CALC SUMMARY

COMPARABLE SALES

Table with columns for Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val, and Juris. Factor.

SUB AREA

Table with columns for Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes Net Sketched Area and Size Ad/Gross Area/FinArea rows.

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Large table with columns for 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. Includes Total Yard Items and Total Special Features rows.

IMAGE

AssessPro Patriot Properties, Inc