

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEIRS OF WATSON TYLER
Owner 2:	C/O BEVERLY WHITE
Owner 3:	C F DIXON
Street 1:	98 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		21344.399		SQUARE FE	PRIME SITE		0	6.25	2.924	R2									390,021						390,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	129,600		0.490	390,000	519,600
Total Card	129,600		0.490	390,000	519,600
Total Parcel	129,600		0.490	390,000	519,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		393.64	/Parcel: 393.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	120,100	0	.49	396,300	516,400	516,400	Year End Roll	9/26/2019
2019	101	FV	122,500	0	.49	383,200	505,700	505,700	Create Final value 2019	6/4/2019
2018	101	FV	122,500	0	.49	383,200	505,700	505,700	Year End Roll	9/28/2017
2017	101	FV	85,700	400	.49	371,900	458,000	458,000	Year End Roll	9/29/2016
2016	101	FV	83,900	400	.49	371,900	456,200	456,200	Year End Roll	1/14/2016
2015	101	FV	80,400	400	.49	315,100	395,900	395,900	Year End	10/2/2014
2014	101	FV	79,500	400	.49	282,700	362,600	362,600	Year End Roll	1/23/2014
2013	101	FV	77,700	400	.51	275,700	353,800	353,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	POOR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.20454550
Const Adj.:	1.00979996
Adj \$ / SQ:	115.553
Other Features:	19750
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	196387
Depreciation:	66771
Depreciated Total:	129615

SPEC FEATURES/YARD ITEMS**COMMENTS**

KITCHENS AND BATH POOR STATE TKG
 27379-476 6/97 J.F. DODGE FOSTER-STOREY
 HSE. 2017 EXT= AVG, SHED=NV/COND.,

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	6	BR	2	Bath	1	HB					

REMODELING

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

RES BREAKDOWN

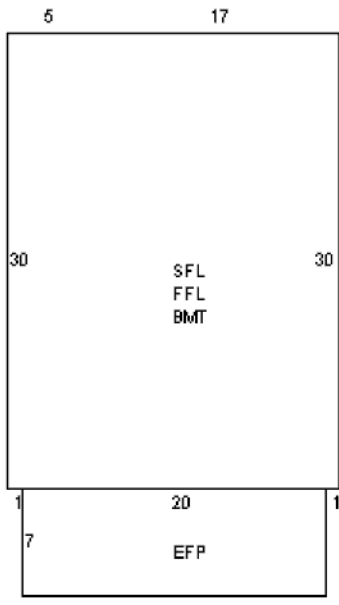
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	397114.6997
Juris. Factor:		Val/Su Fin:		98.18	
Special Features:	0	Val/Su Net:		61.13	
Final Total:	129600	Val/Su SzAd:		98.18	

PARCEL ID

141 13 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	660	28.890	19,066	
FFL	1ST FLOOR	660	115.550	76,265	
SFL	2ND FLOOR	660	115.550	76,265	
EFP	ENCL PORCH	140	36.000	5,040	
Net Sketched Area:		2,120	Total:	176,636	
Size Ad	1320	Gross Area	2120	FinArea	1320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
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