

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CUMMINGS BRIAN F
Owner 2:	
Owner 3:	
Street 1:	188 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS OWNER

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

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

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 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	6.25	1.289	R2									456,178						456,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	309,400	4,500	1.300	456,200	770,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 281.88						/Parcel: 281.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,800	4500	1.3	463,500	774,800	774,800	Year End Roll	9/26/2019
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

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			

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.30000	Total SF/SM:	56628.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	456,178	SpI Credit:		Total:	456,200
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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

**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's:	10	BR's:	3	Baths:	2	HB	1

**GENERAL INFORMATION**

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

**CONDO INFORMATION**

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

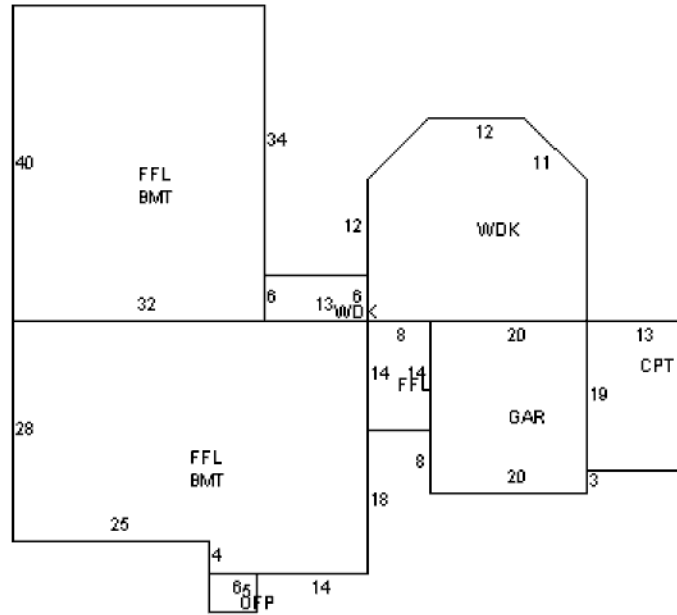
**REMODELING**

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	

**SKETCH**



**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:	

**DEPRECIATION**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	613041.2601
Juris. Factor:		Val/Su Fin:		113.25	
Special Features:	0	Val/Su Net:		45.46	
Final Total:	309400	Val/Su SzAd:		113.25	

**CALC SUMMARY**

Basic \$ / SQ:	86.00
Size Adj.:	0.96961933
Const Adj.:	1.01999998
Adj \$ / SQ:	85.055
Other Features:	80956
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	451011
Depreciation:	141618
Depreciated Total:	309394

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,732	85.060	232,370	
BMT	BASEMENT	2,620	21.260	55,711	
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:	321,732	
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:	
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Total:	4,500
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**IMAGE**

**AssessPro** Patriot Properties, Inc

