



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KETTERINGHAM SUSAN M		
Owner 2:			
Owner 3:			
Street 1:	234 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:		Type:	

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		40075		SQUARE FE	PRIME SITE		0	7.25	1.697	R2									493,163						493,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	438,600	7,100	0.920	493,200	938,900
Total Card	438,600	7,100	0.920	493,200	938,900
Total Parcel	438,600	7,100	0.920	493,200	938,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		244.00	/Parcel: 244.00

Legal Description	User Acct
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
2021	101	FV	432,500	7100	.92	425,100	864,700	864,700	Year End Roll	10/15/2020
2020	101	FV	387,000	7100	.92	431,900	826,000	826,000	Year End Roll	9/26/2019
2019	101	FV	373,500	7100	.92	417,700	798,300	798,300	Create Final value 2019	6/4/2019
2018	101	FV	373,500	7100	.92	417,700	798,300	798,300	Year End Roll	9/28/2017
2017	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	9/29/2016
2016	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	1/14/2016
2015	101	FV	352,700	7100	.92	343,500	703,300	703,300	Year End	10/2/2014
2014	101	FV	302,200	6500	.92	308,100	616,800	616,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KETTERINGHAM JO	20820-544		10/16/1990	FAMILY	66,556	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/17/2015	6120	ROOF	1,300	C				Strip and re-roof g
10/20/2011	4906	ROOF		C				strip & re-roof dw
11/5/2010	4602	ROOF		C				strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/11/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

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

**EXTERIOR INFORMATION**

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(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:			

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
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:	10	BR:	5	Baths:	3	HB	1					

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

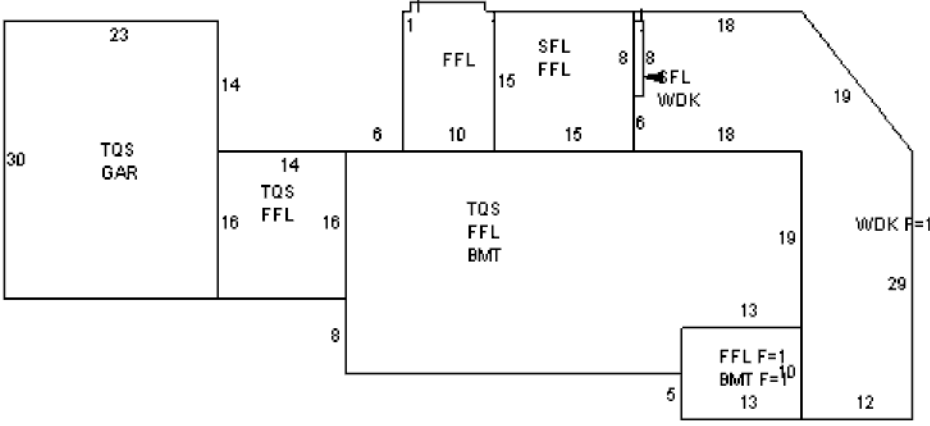
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

**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:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	25.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.8%

**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.91667825
Const Adj.:	1.01999998
Adj \$ / SQ:	96.306
Other Features:	70673
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	591058
Depreciation:	152493
Depreciated Total:	438565

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,848	96.310	177,974	
TQS	3/4 STORY	1,519	96.310	146,265	
BMT	BASEMENT	1,241	31.300	38,843	
WDK	WOOD DECK	708	16.260	11,514	
GAR	GARAGE	690	36.000	24,840	
SFL	2ND FLOOR	233	96.310	22,439	
Net Sketched Area: 6,239				Total: 421,875	
Size Ad	3599.75	Gross Area	6745	FinArea	3848

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	A	

**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
12	POOL I-G	D	Y	1	590	A	AV	1989	22.00	T	50	101			6,500			6,500
2	SHED/FR	D	Y	1	6x8	A	AV	2007	15.00	T	15	101			600			600

**PARCEL ID**

173 21 0

**IMAGE**

AssessPro Patriot Properties, Inc

