119	37	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,527,200
Map	Lot	Sublot	Building	Unit	CARD	!889!	

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ACORN LN, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	OATS ILONA
Owner 2:	
Owner 3:	
Street 1:	6 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OATS - ILONA
Owner 2:	YAROV - ALEXEI V
Street 1:	6 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	894,000		1.850	633,200	1,527,200
Total Card	894,000		1.850	633,200	1,527,200
Total Parcel	894,000		1.850	633,200	1,527,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.69 | /Parcel: 343.69

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 12/02/14

PREVIOUS ASSESSMENT

Parcel ID: 119 37 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	869,000	0	1.85	560,400	1,429,400	1,429,400	Year End Roll	10/15/2020
2020	101	FV	895,800	0	1.85	560,400	1,456,200	1,456,200	Year End Roll	9/26/2019
2019	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Create Final value 2019	6/4/2019
2018	101	FV	908,700	0	1.85	542,800	1,451,500	1,451,500	Year End Roll	9/28/2017
2017	101	FV	814,300	0	1.85	512,400	1,326,700	1,326,700	Year End Roll	9/29/2016
2016	101	FV	787,800	0	1.85	497,200	1,285,000	1,285,000	Year End Roll	1/14/2016
2015	101	FV	743,200	0	1.85	460,400	1,203,600	1,203,600	Year End	10/2/2014
2014	101	FV	268,800	0	1.85	412,400	681,200	681,200	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	18:19:00

LAST REV

Date	Time
03/15/19	14:35:42
blakeley	
889	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OATS,ILONA	72247-559		2/20/2019	FAMILY	10	No	No			
Mixon,Scott I	60756-280		12/17/2012	DIVORCE/ESTA	612,500	No	No			
	8780-74		7/19/1956		6,500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	5768	DEMOLITI	350	C				Demolish shed
1/31/2013	5315	RENOVATI	300,000	C	5/30/2014			add 2nd story, ren
1/3/2013	5290	RENOVATI	3,000	C				remove drywall, ex

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2014	MEAS+INSPCTD	618	G BOURGAULT
5/22/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22 14 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:	

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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

Total AC/HA:	1.84955	Total SF/SM:	80566.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	633,190	Spl Credit		Total:	633,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	6 - STUCCO		
Sec Wall:	16 - STONE VE	25	%
Roof Struct:	7 - SHED		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
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:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.2	%

CALC SUMMARY

Basic $ / SQ:	104.00
Size Adj.:	0.91189963
Const Adj.:	1.00709689
Adj $ / SQ:	95.511
Other Features:	94055
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1054188
Depreciation:	160237
Depreciated Total:	893951

COMMENTS

see plan 2463 of 1955 in PCR file..

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:	4	HB	1

REMODELING

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

RES BREAKDOWN

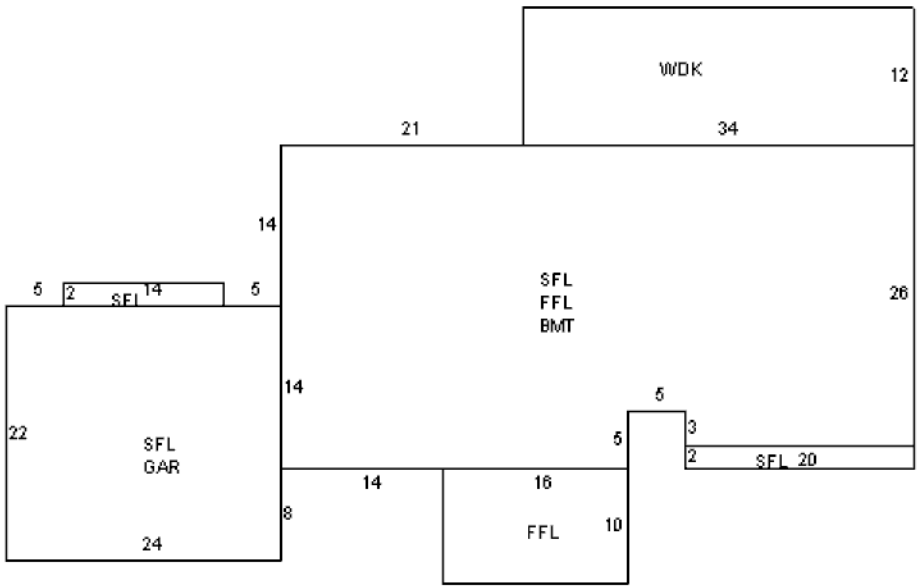
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 200000.0000
Juris. Factor:		Before Depr:	191.02
Special Features:	0	Val/Su Net:	146.15
Final Total:	894000	Val/Su SzAd	241.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,071	95.510	197,802
FFL	1ST FLOOR	1,635	95.510	156,160
BMT	BASEMENT	1,475	35.820	52,829
GAR	GARAGE	528	36.000	19,008
WDK	WOOD DECK	408	17.740	7,239

Net Sketched Area:	6,117			Total:	433,038
Size Ad	3706	Gross Area	6117	FinArea	4444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

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

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

119 37 0