



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DER-SIRAKIAN EDWARD
Owner 2:	YEGUMIANS YVETTE
Owner 3:	
Street 1:	15 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1505 Type:

PREVIOUS OWNER

Owner 1:	FARRELL PHILIP J -
Owner 2:	FARRELL RUTH E -
Street 1:	15 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1505

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVEL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,290						1,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	548,300	3,800	1.880	634,100	1,186,200
Total Card		548,300	3,800	1.880	634,100
Total Parcel		548,300	3,800	1.880	634,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 405.18		/Parcel: 405.18	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	476,000	3800	1.88	561,300	1,041,100	1,041,100	Year End Roll	10/15/2020
2020	101	FV	479,700	3800	1.88	561,300	1,044,800	1,044,800	Year End Roll	9/26/2019
2019	101	FV	444,800	3800	1.88	543,700	992,300	992,300	Create Final value 2019	6/4/2019
2018	101	FV	444,800	3800	1.88	543,700	992,300	992,300	Year End Roll	9/28/2017
2017	101	FV	440,200	3800	1.88	513,300	957,300	957,300	Year End Roll	9/29/2016
2016	101	FV	422,600	3800	1.88	498,100	924,500	924,500	Year End Roll	1/14/2016
2015	101	FV	418,100	3800	1.88	461,300	883,200	883,200	Year End	10/2/2014
2014	101	FV	400,000	3800	1.88	413,300	817,100	817,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRELL PHILIP	31230-028		3/12/2000		475,000	No	No			
	9224-274		9/19/1958		35,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/14/2019	R-19-0118	BATH	10,000	C	11/1/2019			Remodel bathroom
9/20/2013	5556	ROOF	1,800	C				repairs to roofing
11/21/2007	3822	ADDITION	65,000	C	5/15/2008			2car gar w/rec roo
8/20/2007	3750	GARAGE	6,500	C	5/15/2008			Construct garage f
4/13/2001	2201	MANUAL	2,500	C	6/28/2001			cathedral ceilings
1/10/2001	2155	ROOF	2,700	C	6/28/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
11/2/2002	M&L EXTERIOR	615	
6/28/2001	MEAS/EXT INS	613	
2/15/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 21 - SPLIT LEVEL, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 16 - STONE VE 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: [blank], View / Desir: [blank]

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1956, Eff Yr Blt: [blank], Alt LUC: [blank], Alt %: [blank], Jurisdict: [blank], Fact: [blank], Const Mod: [blank], Lump Sum Adj: [blank]

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: [blank], Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: [blank], Bsmnt Flr: [blank], 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: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with 10 columns: 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 items like POOL I-C, SHED/FR.

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: [blank], Rating: [blank], 3/4 Bath: [blank], Rating: [blank], 1/2 Bath: 1, Rating: AVERAGE, A HBth: [blank], Rating: [blank], OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: [blank], Rating: [blank], Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: [blank], Total Units: [blank], Floor: 1 - 1ST FLOOR, % Own: [blank], Name: [blank]

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 15.%, Functional: [blank], Economic: [blank], Special: [blank], Override: [blank], Total: 15.3%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 90.00, Size Adj.: 0.97354698, Const Adj.: 1.03530002, Adj \$ / SQ: 90.712, Other Features: 59025, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 647358, Depreciation: 99046, Depreciated Total: 548312

COMMENTS

see plan 2463 of 1955 in PCR file..

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units: 1, Level: FY LR DR D K FR RR BR FB HB L O, Other: [blank], Upper: [blank], Lvl 2: [blank], Lvl 1: [blank], Lower: [blank], Totals: RMs: 9, BRs: 4, Baths: 2, HB: 1

REMODELING

Table with remodeling: Exterior: [blank], Interior: [blank], Additions: [blank], Kitchen: [blank], Baths: [blank], Plumbing: [blank], Electric: [blank], Heating: [blank], General: [blank], Res Breakdown: No Unit: 1, RMS: 9, BRS: 4, FL: [blank], Totals: 1, 9, 4

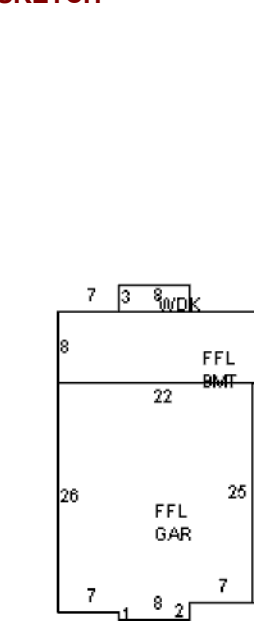
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 690641.0677, Juris. Factor, Before Depr: 145.14, Special Features: 0, Val/Su Net: 96.86, Final Total: 548300, Val/Su SzAd: 204.28

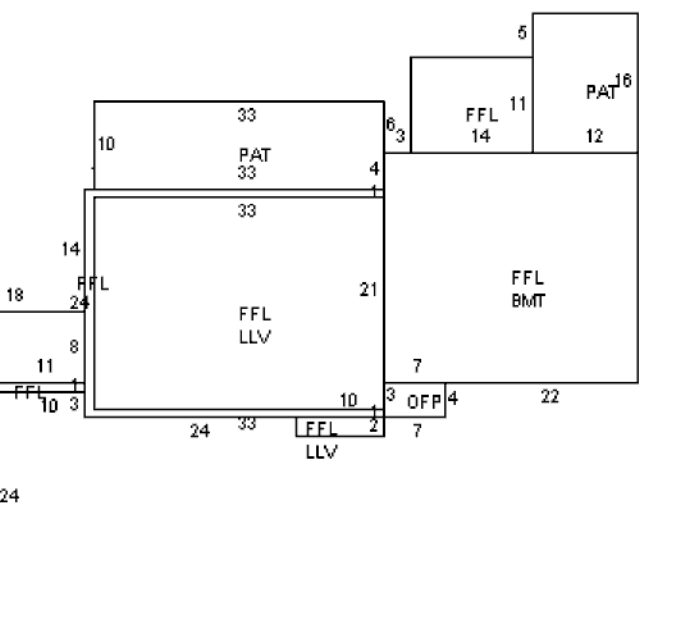
PARCEL ID

119 40 0

SKETCH



SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes FFL 1ST FLOOR, BMT BASEMENT, LLV LOWR LEVEL, GAR GARAGE, PAT PATIO, OFF OPEN PORCH, WDK WOOD DECK.

SUB AREA DETAIL

Table with sub area details: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes FFL, BMT, LLV, GAR, PAT, OFF, WDK.

IMAGE



AssessPro Patriot Properties, Inc