



**PROPERTY LOCATION**

| No                                 | Alt No | Direction/Street/City |
|------------------------------------|--------|-----------------------|
| 147                                |        | CONCORD RD, LINCOLN   |
| Unit #:                            |        |                       |
| Owner 1: ST ANNES EPISCOPAL CHURCH |        |                       |
| Owner 2:                           |        |                       |
| Owner 3:                           |        |                       |
| Street 1: 147 CONCORD RD           |        |                       |
| Street 2:                          |        |                       |
| Twn/City: LINCOLN                  |        |                       |
| St/Prov: MA                        | Cntry: | Own Occ: Y            |
| Postal: 01773                      |        | Type:                 |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code  | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|---|----------------|---------------------------------------|-----------|-----------------|-------------|
| 906   | 4,868,400      | 13,500                                | 1.600     | 608,300         | 5,490,200   |
| Total Card 4,868,400 13,500 1.600 608,300 5,490,200   |                |                                       |           |                 |             |
| Total Parcel 4,868,400 13,500 1.600 608,300 5,490,200 |                |                                       |           |                 |             |
| Source: Market Adj Cost                               |                | Total Value per SQ Unit /Card: 243.97 |           | /Parcel: 243.97 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |

|           |          |
|-----------|----------|
| Insp Date | 03/14/05 |
|-----------|----------|

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 906 | FV  | 4,868,400  | 13500     | 1.6       | 538,400    | 5,420,300   | 5,420,300     | Year End Roll           | 10/15/2020 |
| 2020   | 906 | FV  | 4,868,400  | 13500     | 1.6       | 488,400    | 5,370,300   | 5,370,300     | Year End Roll           | 9/26/2019  |
| 2019   | 906 | FV  | 4,512,600  | 13500     | 1.6       | 472,200    | 4,998,300   | 4,998,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 906 | FV  | 4,512,600  | 13500     | 1.6       | 472,200    | 4,998,300   | 4,998,300     | Year End Roll           | 9/28/2017  |
| 2017   | 906 | FV  | 4,369,800  | 13500     | 1.6       | 458,400    | 4,841,700   | 4,841,700     | Year End Roll           | 9/29/2016  |
| 2016   | 906 | FV  | 4,228,100  | 13500     | 1.6       | 458,400    | 4,700,000   | 4,700,000     | Year End Roll           | 1/14/2016  |
| 2015   | 906 | FV  | 4,004,000  | 13500     | 1.6       | 388,400    | 4,405,900   | 4,405,900     | Year End                | 10/2/2014  |
| 2014   | 906 | FV  | 4,004,000  | 13500     | 1.6       | 348,400    | 4,365,900   | 4,365,900     | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|
|         | 8755-571  |      | 6/27/1956 |           |            | No | No  |       |

**TAX DISTRICT**

**PAT ACCT.**

| Assoc PCL Value | Notes |
|-----------------|-------|
|                 |       |

**NARRATIVE DESCRIPTION**  
 This Parcel contains 1.6 ACRES of land mainly classified as CHURCH with a(n) CHURCH/SYN Building Built about 1925, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 3 Baths, 7 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp | % | Item    | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z          |      |       |   | U       |      |       |
| o          |      |       |   | t       |      |       |
| n          |      |       |   | l       |      |       |
| Census:    |      |       |   | Exmpt   |      |       |
| Flood Haz: |      |       |   |         |      |       |
| D          |      |       |   | Topo    |      |       |
| s          |      |       |   | Street  |      |       |
| t          |      |       |   | Traffic |      |       |

**BUILDING PERMITS**

| Date       | Number    | Descp    | Amount    | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|-----------|----------|-----------|-----|------------|----------|----------|--------------------|
| 5/5/2020   | R-20-0067 | SOLAR PA | 54,280    | C   | 8/10/2020  |          |          | Install 29 solar p |
| 8/20/2019  | S-19-0003 | MANUAL   |           | C   | 10/10/2019 |          |          | Installation of a  |
| 11/9/2015  | 6280      | ROOF     | 166,000   | C   |            |          |          | Strip & re-roof ch |
| 8/22/2012  | 5147      | WDK      | 9,400     | C   |            |          |          | repair balcony in  |
| 10/18/2011 | 4899      | WDK      | 3,500     | C   |            |          |          | rebuild front balc |
| 8/5/2004   | 2998      | RENOVATI | 637,350   | C   |            |          |          |                    |
| 10/19/2001 | 2369      | ADDITION | 1,367,650 | C   | 9/8/2020   |          |          | new wing 7/6/02 75 |
| 9/14/2001  | 2342      | DEMOLITI |           | C   | 7/6/2002   |          |          | 2 story classroom  |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name |
|-----------|--------------|-----|------|
| 3/14/2005 | MEAS+INSPCTD | 600 |      |
| 7/6/2002  | MEAS/EXT INS | 613 |      |

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

**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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 906      | CHURCH      |          | 69696       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.91       | 1.103 | R3    |            |           |        |   |        |   |        |   | 608,349         |           |   |           |        |      | 608,300   |       |

|                      |                       |                 |        |               |           |                |            |                |
|----------------------|-----------------------|-----------------|--------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 1.60000 | Total SF/SM: 69696.00 | Parcel LUC: 906 | CHURCH | Prime NB Desc | RES CAT 3 | Total: 608,349 | Spl Credit | Total: 608,300 |
|----------------------|-----------------------|-----------------|--------|---------------|-----------|----------------|------------|----------------|

**EXTERIOR INFORMATION**

|               |                   |
|---------------|-------------------|
| Type:         | 46 - CHURCH/SYN   |
| Sty Ht:       | 1 - 1             |
| (Liv) Units:  | 0 Total: 0        |
| Foundation:   | 1 - CONCRETE      |
| Frame:        | 1 - WOOD          |
| Prime Wall:   | 2 - CLAPBOARD     |
| Sec Wall:     | 21 - CONC BLO 50% |
| Roof Struct:  | 1 - GABLE         |
| Roof Cover:   | 1 - ASPHALT       |
| Color:        |                   |
| View / Desir: |                   |

**GENERAL INFORMATION**

|               |                  |
|---------------|------------------|
| Grade:        | B+ - GOOD (+)    |
| Year Blt:     | 1925 Eff Yr Blt: |
| Alt LUC:      | Alt %:           |
| Jurisdct:     | 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:   | 5 - LINO/VINYL 50% |
| Bsmnt Flr:    |                    |
| Bsmnt Gar:    |                    |
| Electric:     | 3 - TYPICAL        |
| Insulation:   | 2 - TYPICAL        |
| Int vs Ext:   | S                  |
| Heat Fuel:    | 2 - GAS            |
| Heat Type:    | 3 - FORCED H/W     |
| # Heat Sys:   | 1                  |
| % Heated:     | 100 % AC: 50       |
| 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 85   | PAVING      | D | Y   | 1   | 30000    | A    | AV  | 1988 | 0.90       | T   | 50  | 906 |      |       | 13,500     |      |       | 13,500       |

|       |   |                   |        |                         |  |        |        |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 13,500 | Total Special Features: |  | Total: | 13,500 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|

**BATH FEATURES**

|            |                   |
|------------|-------------------|
| Full Bath: | 3 Rating: AVERAGE |
| A Bath:    | Rating:           |
| 3/4 Bath:  | Rating:           |
| A 3QBth:   | Rating:           |
| 1/2 Bath:  | 7 Rating: AVERAGE |
| A HBth:    | Rating:           |
| OthrFix:   | 1 Rating: AVERAGE |

**OTHER FEATURES**

|         |                   |
|---------|-------------------|
| Kits:   | 1 Rating: AVERAGE |
| A Kits: | Rating:           |
| Frpl:   | Rating:           |
| WSFlue: | Rating:           |

**CONDO INFORMATION**

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

**DEPRECIATION**

|               |           |            |
|---------------|-----------|------------|
| Phys Cond:    | GD - Good | 10.0%      |
| Functional:   |           | %          |
| Economic:     |           | %          |
| Special:      |           | %          |
| Override:     |           | %          |
| <b>Total:</b> |           | <b>10%</b> |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 160.00     |
| Size Adj.:         | 0.80000001 |
| Const Adj.:        | 1.00500000 |
| Adj \$ / SQ:       | 128.640    |
| Other Features:    | 55688      |
| Grade Factor:      | 1.60       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 5409304    |
| Depreciation:      | 540930     |
| Depreciated Total: | 4868373    |

**COMMENTS**

ST ANNE'S IN THE FIELD CHURCH .

**RESIDENTIAL GRID**

|              |                                 |         |
|--------------|---------------------------------|---------|
| 1st Res Grid | Desc:                           | # Units |
| Level        | FY LR DR D K FR RR BR FB HB L O |         |
| Other        |                                 |         |
| Upper        |                                 |         |
| Lvl 2        |                                 |         |
| Lvl 1        |                                 |         |
| Lower        |                                 |         |
| Totals       | RM's: BRs: Baths: 3 HB 7        |         |

**REMODELING**

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

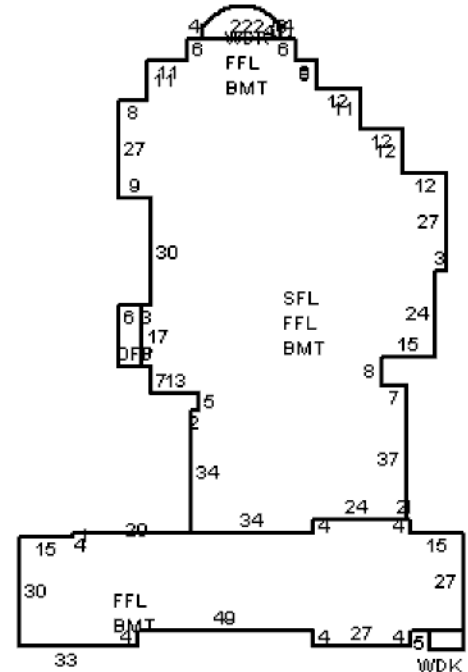
**RES BREAKDOWN**

| No Unit       | RMS | BRS | FL |
|---------------|-----|-----|----|
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
| <b>Totals</b> |     |     |    |
|               |     |     |    |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date    | Sale Price |
|-------------------|-----------|--------------|---------|------------|
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
|                   |           |              |         |            |
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 0.00000    |
| Juris. Factor:    |           | Before Depr: | 205.82  |            |
| Special Features: | 0         | Val/Su Net:  | 135.16  |            |
| Final Total:      | 4868400   | Val/Su SzAd: | 216.33  |            |

**SKETCH**



**SUB AREA**

| Code                      | Description | Area - SQ  | Rate - AV     | Undepr Value |       |
|---------------------------|-------------|------------|---------------|--------------|-------|
| BMT                       | BASEMENT    | 13,183     | 32.160        | 423,965      |       |
| FFL                       | 1ST FLOOR   | 13,183     | 128.640       | 1,695,861    |       |
| SFL                       | 2ND FLOOR   | 9,321      | 128.640       | 1,199,053    |       |
| WDK                       | WOOD DECK   | 231        | 20.420        | 4,717        |       |
| OPF                       | OPEN PORCH  | 102        | 15.000        | 1,530        |       |
| <b>Net Sketched Area:</b> |             | 36,020     | <b>Total:</b> | 3,325,126    |       |
| Size Ad                   | 22504       | Gross Area | 36020         | FinArea      | 22504 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

**IMAGE**

*AssessPro* Patriot Properties, Inc

**PARCEL ID** 155 4 0