



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
173		CONCORD RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: SIENKIEWICZ ERIN A		
Owner 2: STONE CHRISTOPHER J		
Owner 3:		
Street 1: 173 CONCORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4115	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	403,500		1.000	546,300	949,800
<b>Total Card</b> 403,500 1.000 546,300 949,800					
<b>Total Parcel</b> 403,500 1.000 546,300 949,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 292.09		/Parcel: 292.09	

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

Insp Date	05/03/17
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**PREVIOUS OWNER**

Owner 1: SELSING - ERIK
Owner 2: SELSING - JOELLEN A
Street 1: 173 CONCORD RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4115 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	396,300	0	1.	483,500	879,800	879,800	Year End Roll	10/15/2020
2020	101	FV	351,900	0	1.	438,600	790,500	790,500	Year End Roll	9/26/2019
2019	101	FV	338,900	0	1.	424,100	763,000	763,000	Create Final value 2019	6/4/2019
2018	101	FV	338,900	0	1.	424,100	763,000	763,000	Year End Roll	9/28/2017
2017	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	9/29/2016
2016	101	FV	330,700	0	1.	411,600	742,300	742,300	Year End Roll	1/14/2016
2015	101	FV	317,100	0	1.	348,800	665,900	665,900	Year End	10/2/2014
2014	101	FV	313,700	0	1.	312,900	626,600	626,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SELSING,ERIK	72820-189		6/25/2019		981,500	No	No	
MICHAEL COPPOLI	18151-420		5/22/1987		260,000	No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/1994	544-94	ADDITION	200,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

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
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.91	1.586	R3									546,328						546,300	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	546,328	Spl Credit	Total:	546,300
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**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	1T - 1T
(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:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS**

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**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:												

**CONDO INFORMATION**

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

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1994

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO 50%		
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
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	24%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24%

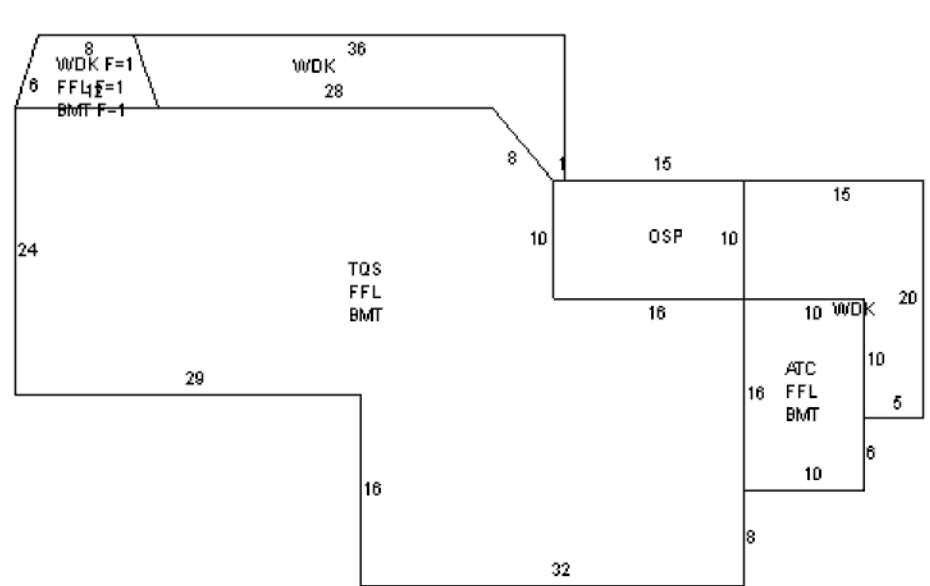
**CALC SUMMARY**

Basic \$ / SQ:	103.00
Size Adj.:	0.93728054
Const Adj.:	1.01999998
Adj \$ / SQ:	98.471
Other Features:	62819
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	530918
Depreciation:	127420
Depreciated Total:	403498

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 723924.2278
Juris. Factor:		Before Depr:		118.16
Special Features:	0	Val/Su Net:		69.23
Final Total:	403500	Val/Su SzAd:		125.95

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,925	24.620	47,389	
FFL	1ST FLOOR	1,925	98.470	189,556	
TQS	3/4 STORY	1,279	98.470	125,919	
WDK	WOOD DECK	491	17.150	8,422	
OSP	SCRN PORCH	160	22.500	3,600	
ATC	ATTIC	48	98.470	4,727	
Net Sketched Area:		5,828	Total:	379,613	
Size Ad	3203.75	Gross Area	6366	FinArea	3252

**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

More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

