Map	Lot	Sublot	Building	Unit	CARD
155	1	0			1 of 1

RESIDENTIAL

TOTAL ASSESSED: **1,090,600**
!2092!

Town Of Lincoln

Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	JENSEN TR RICHARD W
Owner 2:	SINGH TR SABITA
Owner 3:	SINGH & JENSEN REV TRUSTS
Street 1:	161 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JENSEN - RICHARD W
Owner 2:	SINGH - SABITA
Street 1:	161 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.98 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1939, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	426,400	27,100	1.980	637,100	1,090,600
Total Card	426,400	27,100	1.980	637,100	1,090,600
Total Parcel	426,400	27,100	1.980	637,100	1,090,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.35 | /Parcel: 260.35

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
12/01/08

PREVIOUS ASSESSMENT

Parcel ID 155 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	392,900	27100	1.98	564,300	984,300	984,300	Year End Roll	10/15/2020
2020	101	FV	365,400	27100	1.98	512,300	904,800	904,800	Year End Roll	9/26/2019
2019	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Create Final value 2019	6/4/2019
2018	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Year End Roll	9/28/2017
2017	101	FV	355,000	27100	1.98	481,100	863,200	863,200	Year End Roll	9/29/2016
2016	101	FV	332,200	27100	1.98	481,100	840,400	840,400	Year End Roll	1/14/2016
2015	101	FV	316,700	27100	1.98	408,300	752,100	752,100	Year End	10/2/2014
2014	101	FV	313,200	27100	1.98	366,700	707,000	707,000	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	21:00:51

LAST REV

Date	Time
02/16/21	16:29:28
blakeley	
2092	

USER DEFINED

Prior Id # 1:	82 13 2
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JENSEN,RICHARD	76815-437		1/28/2021	CONVENIENC	10	No	No			
JENSEN TR,RICHA	76264-123		11/25/2020	CONVENIENC	10	No	No			
JENSEN,RICHARD	73319-136		9/23/2019	FAMILY	10	No	No			
Masonic Health	59543-401		7/18/2012	MULTI-PARCEL	800,000	No	No			
SCHEFF BENSON H	58307-527		1/18/2012	MULTI-PARCEL	703,000	No	No			
ROBERT M. MALLO	12038-39		7/19/1971		75,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	6371	APARTMEN		C	4/16/2016			Amend permit #5755
5/22/2014	5755	RENOVATI	90,000	C	5/29/2015			Renovate kitchen a
11/21/2001	2399	MANUAL	27,000	C	5/1/2002			sunroom
9/21/2001	2348	MANUAL	25,000	C	5/1/2002			deck, replace stai
3/28/2001	2180	ADDITION	80,000	C	6/15/2001			2 bedrooms and enl

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
12/1/2008	MEAS/EXT INS	25	D ERSKINE
5/1/2002	MEAS/EXT INS	613	
6/15/2001	MEAS+INSPCTD	613	
1/20/1996	MEAS+INSPCTD	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 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		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,290						4,300	

Total AC/HA:	1.97955	Total SF/SM:	86229.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	637,090	Spl Credit		Total:	637,100

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

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

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:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26	%

CALC SUMMARY

Basic $ / SQ:	107.00
Size Adj.:	0.91240358
Const Adj.:	0.99970198
Adj $ / SQ:	97.598
Other Features:	75216
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	576275
Depreciation:	149831
Depreciated Total:	426443

COMMENTS

9/2012 Combined 82-13-1 with this parcel.

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:	5	Baths:	2	HB	

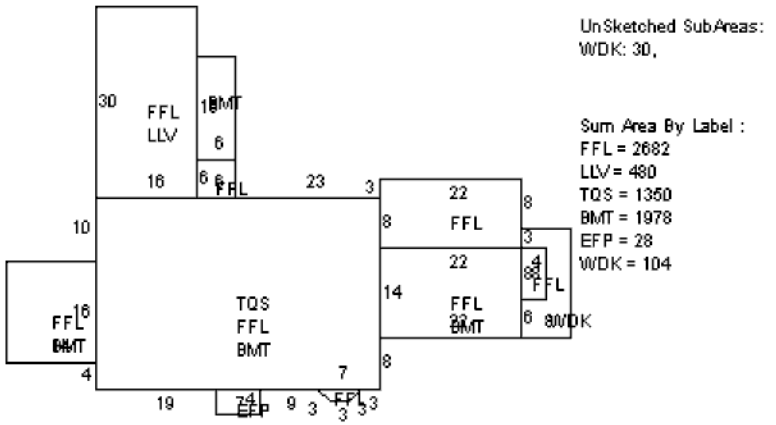
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,682	97.600	261,758
BMT	BASEMENT	1,978	30.500	60,328
TQS	3/4 STORY	1,013	97.600	98,818
LLV	LOWR LEVEL	480	48.800	23,424
WDK	WOOD DECK	134	24.880	3,335
EFP	ENCL PORCH	28	36.000	1,008

Net Sketched Area:	6,315			Total:	448,671
Size Ad	3694.5	Gross Area	6652	FinArea	4189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 781780.2020
Juris. Factor:		Before Depr:	107.36
Special Features:	0	Val/Su Net:	67.52
Final Total:	426400	Val/Su SzAd	115.41

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
3	GARAGE	D	Y	1	22X24	A	AV	1945	36.00	T	60	101			7,600			7,600
6	CARPORT	D	Y	1	24X40	A	AV	1945	22.00	T	60	101			8,400			8,400
3	GARAGE	D	Y	1	16X24	A	FR	1945	36.00	T	80	101			2,800			2,800
3	GARAGE	D	Y	1	24X24	A	AV	1950	36.00	T	60	101			8,300			8,300

PARCEL ID

155 1 0

More:	N	Total Yard Items:	27,100	Total Special Featues:		Total:	27,100