



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	MANOS CHRISTOPHER G
Owner 2:	MANOS LAURIE A
Owner 3:	
Street 1:	1 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,890						61,900	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									5,760						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	570,600	1,400	4.860	700,500	1,272,500
Total Card	570,600	1,400	4.860	700,500	1,272,500
Total Parcel	570,600	1,400	4.860	700,500	1,272,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		376.97	/Parcel: 376.97

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

GIS Ref
GIS Ref
Insp Date
11/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	508,600	1400	4.86	627,700	1,137,700	1,137,700	Year End Roll	10/15/2020
2020	101	FV	500,200	1400	4.86	627,700	1,129,300	1,129,300	Year End Roll	9/26/2019
2019	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Create Final value 2019	6/4/2019
2018	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Year End Roll	9/28/2017
2017	101	FV	477,000	1400	4.86	579,700	1,058,100	1,058,100	Year End Roll	9/29/2016
2016	101	FV	466,000	1400	4.86	564,500	1,031,900	1,031,900	Year End Roll	1/14/2016
2015	101	FV	453,700	1400	4.86	527,700	982,800	982,800	Year End	10/2/2014
2014	101	FV	421,100	1400	4.86	479,700	902,200	902,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FIRST ATLANTIC	22956-218		3/3/1993	CHANGE IN US	175,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2021	R-21-0052	RENOVATI	110,303	C				Repairs due to wat
12/20/2011	4950	ROOF		C				strip & re-roof dw
11/30/2009	4340	RENOVATI	34,000	C	7/23/2010			install vinyl sidi
6/7/1995	736-95	SHED	2,500	C	3/5/1996			
2/17/1993	201	NEW HOME	275,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
3/5/1996	MEAS/EXT INS	606	
2/5/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(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:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1993	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:	4	- CARPET 50%	
Bsmnt Flr:			
Bsmnt Gar:			
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:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Phys Cond:	AV	- Average	15.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			15.6%
Basic \$ / SQ:	104.00		
Size Adj.:	0.91515279		
Const Adj.:	1.00999999		
Adj \$ / SQ:	96.128		
Other Features:	54657		
Grade Factor:	1.45		
Neighborhood Inf:	1.00000000		
LUC Factor:	1.00		
Adj Total:	676117		
Depreciation:	105474		
Depreciated Total:	570643		

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
2	SHED/FR	D	Y	1	8X16	G	AV	1995	18.75	T	40	101			1,400			1,400

More: N Total Yard Items: 1,400 Total Special Features: Total: 1,400

COMMENTS

PURCHASED AS PART OF OF A LARGER 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	RM	s	10	BR	s	4	Bath	s	2	HB	1	

REMODELING

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

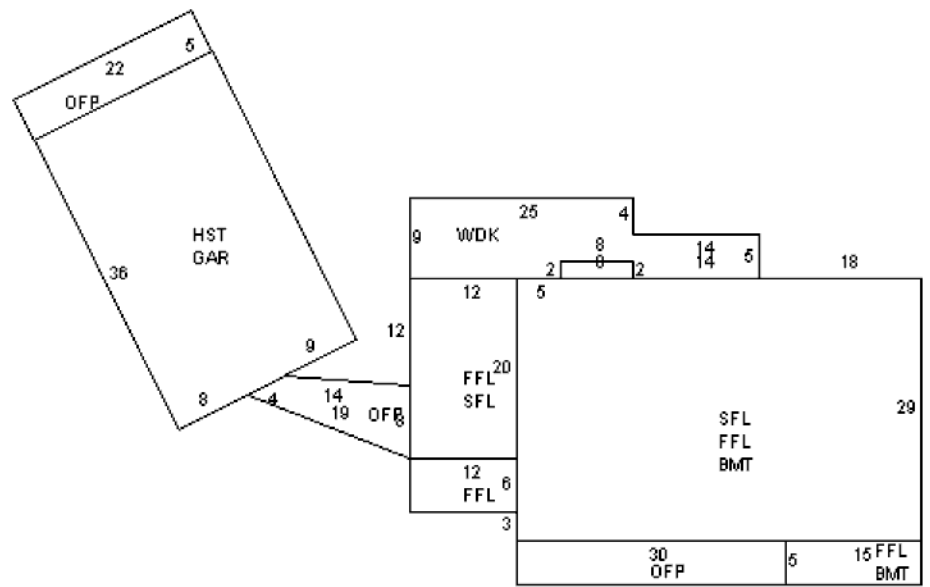
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	762400.0000
Juris. Factor:		Before Depr:	139.39	
Special Features:	0	Val/Su Net:	88.71	
Final Total:	570600	Val/Su SzAd:	157.06	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,692	96.130	162,648	
SFL	2ND FLOOR	1,545	96.130	148,517	
BMT	BASEMENT	1,380	24.030	33,164	
GAR	GARAGE	792	36.000	28,512	
HST	HALF STORY	396	71.130	28,169	
OFF	OPEN PORCH	348	15.000	5,220	
WDK	WOOD DECK	279	19.360	5,401	
Net Sketched Area:		6,432	Total:	411,631	
Size Ad	3633	Gross Area	6828	FinArea	3376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65	A	0

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 167 8 0