



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN TBC LLC
Owner 2:	
Owner 3:	
Street 1:	1466 COMMONWEALTH AVE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02465 Type:

PREVIOUS OWNER

Owner 1:	RULAND SANDRA F -
Owner 2:	-
Street 1:	1 FARRAR RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as CHLD CR with a(n) RANCH Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 8 HalfBaths, 0 3/4 Baths, 11 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
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
140	CHLD CR		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	
140	CHLD CR		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
140	1,340,100	3,500	1.840	640,100	1,983,700
Total Card		1,340,100	3,500	1.840	1,983,700
Total Parcel		1,340,100	3,500	1.840	1,983,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 213.37		/Parcel: 213.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	140	FV	1,121,900	4300	1.84	580,100	1,706,300	1,706,300	Year End Roll	10/19/2021
2021	140	FV	990,100	4300	1.84	500,100	1,494,500	1,494,500	Year End Roll	10/15/2020
2020	140	FV	980,600	4300	1.84	508,100	1,493,000	1,493,000	Year End Roll	9/26/2019
2019	352	FV	964,700	4300	1.84	491,300	1,460,300	1,460,300	Create Final value 2019	6/4/2019
2018	352	FV	964,700	4300	1.84	491,300	1,460,300	1,460,300	Year End Roll	9/28/2017
2017	352	FV	954,400	4300	1.84	476,900	1,435,600	1,435,600	Year End Roll	9/29/2016
2016	352	FV	926,400	4300	1.84	476,900	1,407,600	1,407,600	Year End Roll	1/14/2016
2015	352	FV	906,100	4300	1.84	404,100	1,314,500	1,314,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RULAND SANDRA F	56995-250		6/16/2011		1,007,000	No	No			
SMITH, CONVERSE	26741-440		10/11/1996		397,500	No	No			
SMITH CONVERSE/	24296-189		2/24/1994	FAMILY		1	No	No		
	11650-85		3/19/1969		15,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/20/2013	5329	MANUAL	21,000	C				sheet metal instal
2/12/2013	5324	DEMOLITI	1,000	C				demo & removal of
1/25/2013	5303	RENOVATI	870,109	C	8/29/2013			convert structure
9/23/2002	2589	RENO-ADD	250,000	C	5/14/2005			6/18 25% 5/15 90%
5/14/1998	1417	FINISH B	3,000	C	6/16/1998			1/2 ONLY 6/16/98 1

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2019	CHG FM OTHER	621	N Cramer
5/6/2014	MEAS/EXT INS	25	D ERSKINE
11/10/2008	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPECTD	615	
5/15/2004	MEAS+INSPECTD	615	
6/18/2003	MEAS+INSPECTD	615	
6/16/1998	MEAS/EXT INS	602	
1/13/1996	MEAS+INSPECTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(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:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	A - ABV AVG		
Prim Floors:	15 - CARPET		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	100

DEPRECIATION

Phys Cond:	VG - Very Good	13.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		13.2%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.83972633
Const Adj.:	1.02999997
Adj \$ / SQ:	102.060
Other Features:	101832
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1506156
Depreciation:	198813
Depreciated Total:	1307343

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
61	ELEV-PAS	D	S	1		G	GD	2013	43,750.00	T	25	140			32,800			32,800
85	PAVING	D	Y	1	5630	A	AV	2014	0.90	T	30	140			3,500			3,500

More: N Total Yard Items: 3,500 Total Special Features: 32,800 Total: 36,300

BATH FEATURES

Full Bath	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	8 Rating: GOOD
A HBth:	Rating:
OthrFix:	1 Rating: GOOD

OTHER FEATURES

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

CONDO INFORMATION

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

COMMENTS

ADDRESS CHANGED IN 8/26/91 FROM 1 FARRAR ROAD;address changed 9/8/11 back to 239 Concord Rd. 2/11/2019 Reclassified property from commercial class 352 to residential class 140..

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	11	BR	4	Baths:		HB	8				

REMODELING

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

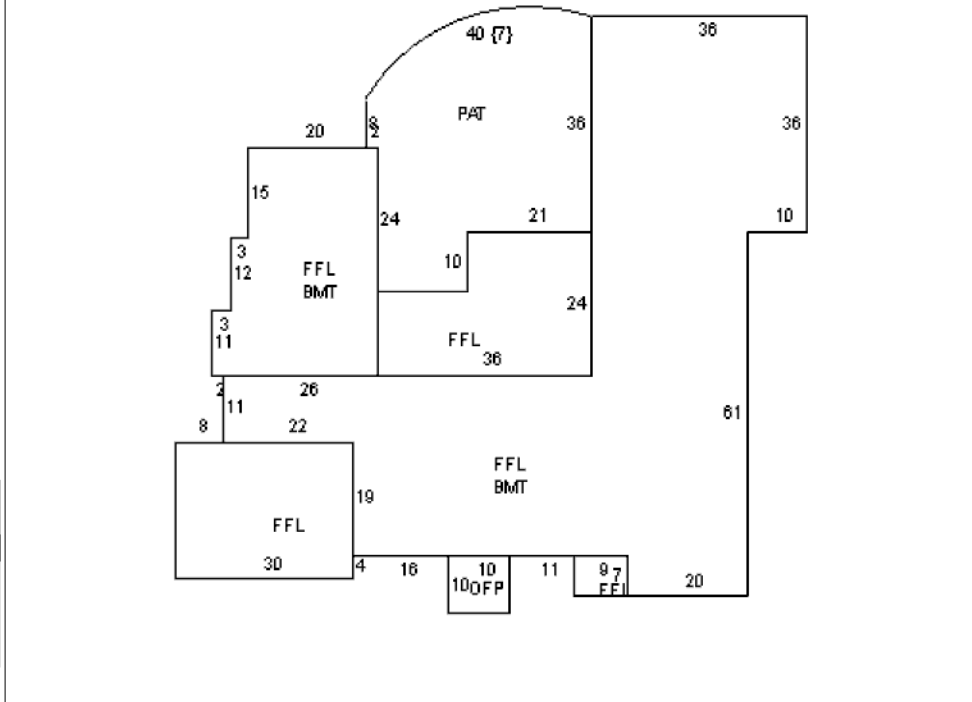
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 756837.4493
Juris. Factor:		Before Depr:		147.99
Special Features:	32800	Val/Su Net:		99.83
Final Total:	1340100	Val/Su SzAd		200.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	6,687	102.060	682,477	
BMT	BASEMENT	5,220	44.650	233,080	
PAT	PATIO	1,417	14.000	19,838	
OFF	OPEN PORCH	100	15.000	1,500	
Net Sketched Area:		13,424	Total:	936,895	
Size Ad	6687	Gross Area	13424	FinArea	9297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 173 47 0