

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!64!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KETTERINGHAM SUSAN M		
Owner 2:			
Owner 3:			
Street 1:	234 CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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

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
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	8.	1.697	R2									544,180						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	517,500	4,300	0.920	544,200	1,066,000
Total Card		517,500	4,300	0.920	544,200
Total Parcel		517,500	4,300	0.920	544,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		277.03	/Parcel: 277.03

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,600	7100	.92	493,200	938,900	938,900	Year End Roll	10/19/2021
2021	101	FV	432,500	7100	.92	425,100	864,700	864,700	Year End Roll	10/15/2020
2020	101	FV	387,000	7100	.92	431,900	826,000	826,000	Year End Roll	9/26/2019
2019	101	FV	373,500	7100	.92	417,700	798,300	798,300	Create Final value 2019	6/4/2019
2018	101	FV	373,500	7100	.92	417,700	798,300	798,300	Year End Roll	9/28/2017
2017	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	9/29/2016
2016	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	1/14/2016
2015	101	FV	352,700	7100	.92	343,500	703,300	703,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KETTERINGHAM JO	20820-544		10/16/1990	FAMILY	66,556	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2021	R-21-0268	SOLAR PA	18,512	C	4/26/2022			Install 23 roof-mo
6/17/2015	6120	ROOF	1,300	C				Strip and reroof g
10/20/2011	4906	ROOF		C				strip & re-roof dw
11/5/2010	4602	ROOF		C				strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/11/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	544,180	SpI Credit		Total:	544,200
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1940	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:	B		
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

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
12	POOL I-G	D	Y	1	590	A	AV	1989	22.00	T	70	101			3,900			3,900
2	SHED/FR	D	Y	1	6x8	A	AV	2007	15.00	T	40	101			400			400

More: N Total Yard Items: 4,300 Total Special Features: Total: 4,300

BATH FEATURES

Full Bath:	3	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:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	0.91667825
Const Adj.:	1.01999998
Adj \$ / SQ:	115.941
Other Features:	70673
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	685380
Depreciation:	167918
Depreciated Total:	517462

COMMENTS

--

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:	10	BR:	5	Bath:	3	HB	1				

REMODELING

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

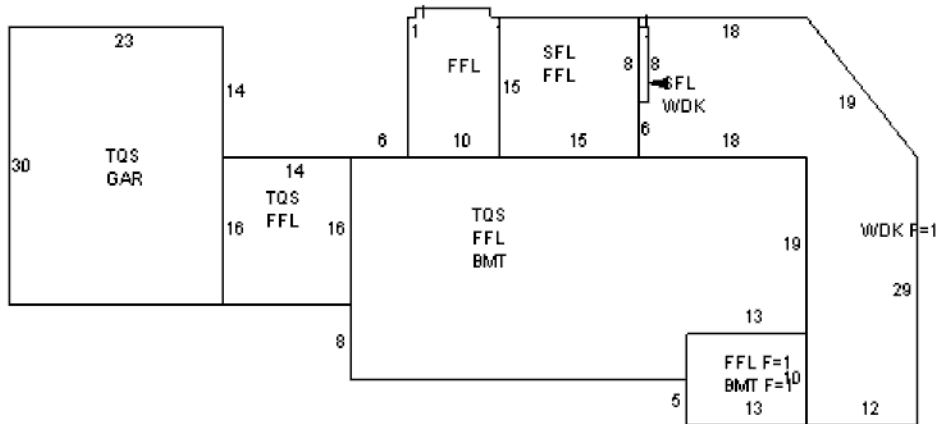
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	334900.0000
Juris. Factor:		Before Depr:		139.13	
Special Features:	0	Val/Su Net:		82.95	
Final Total:	517500	Val/Su SzAd:		143.76	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,848	115.940	214,260	
TQS	3/4 STORY	1,519	115.940	176,086	
BMT	BASEMENT	1,241	37.680	46,762	
WDK	WOOD DECK	708	16.260	11,514	
GAR	GARAGE	690	36.000	24,840	
SFL	2ND FLOOR	233	115.940	27,014	
Net Sketched Area:		6,239	Total:	500,476	
Size Ad	3599.75	Gross Area	6745	FinArea	3848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

