| 173 | 26 | 0 | | 1 of 1 | RESIDENTIAL | TOTAL ASSESSED: | 876,200 |
|---|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | !71! | |

# Town Of Lincoln

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 244 | | CONCORD RD, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DECESARE MARTHA JANE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 244 CONCORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01773-5116 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LUIJBEN MONIQUE A - |
| Owner 2: | - |
| Street 1: | 244 CONCORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: |
| Postal: | 01773-5116 |

## NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1889, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 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 | 292,100 | 10,600 | 1.200 | 573,500 | 876,200 |
| Total Card | 292,100 | 10,600 | 1.200 | 573,500 | 876,200 |
| Total Parcel | 292,100 | 10,600 | 1.200 | 573,500 | 876,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.05 | /Parcel: 435.05

**Legal Description**

**User Acct**

**GIS Ref**

**GIS Ref**

**Insp Date** 11/27/18

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 173 26 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 254,300 | 12500 | 1.2 | 519,700 | 786,500 | 786,500 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 256,300 | 12500 | 1.2 | 448,000 | 716,800 | 716,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 260,600 | 12500 | 1.2 | 455,200 | 728,300 | 728,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 248,700 | 12500 | 1.2 | 440,100 | 701,300 | 701,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 248,700 | 12500 | 1.2 | 440,100 | 701,300 | 701,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 246,600 | 12500 | 1.2 | 427,200 | 686,300 | 686,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 240,900 | 12500 | 1.2 | 427,200 | 680,600 | 680,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 275,100 | 6800 | 1.2 | 362,000 | 643,900 | 643,900 | Year End | 10/2/2014 |

**PRINT**

| Date | Time |
|---|---|
| 10/18/22 | 16:10:22 |

**LAST REV**

| Date | Time |
|---|---|
| 02/24/20 | 10:02:06 |

apro

71

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| LUIJBEN MONIQUE | 45478-499 | | 6/28/2005 | | 937,280 | No | No | | | |
| SHARPE JOHN G | 19316-528 | | 9/2/1988 | | 385,000 | No | No | | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/16/2006 | 3543 | MANUAL | | C | | | | Install a wood bur |
| 8/29/2006 | 3507 | APARTMEN | 32,000 | C | 7/19/2010 | | | reno access. apt. |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/27/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 7/19/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/21/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 12/2/2008 | MEAS+INSPCTD | 100 | |
| 5/15/2008 | PERMIT VISIT | 100 | |
| 5/25/2007 | MEAS/EXT INS | 100 | |
| 12/1/2005 | MEAS/EXT INS | 615 | |
| 4/30/2005 | M&L COMPLETE | 615 | |
| 1/13/1995 | MEAS+INSPCTD | 606 | |

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

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 101 29 0 |
| 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: | |

## 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 | | 52271.2 | | SQUARE FE | PRIME SITE | | 0 | 8. | 1.371 | R2 | | | | | | | | | 573,451 | | | | | | 573,500 | |

| Total AC/HA: | 1.19998 | Total SF/SM: | 52271.13 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 2 | Total: | 573,451 | Spl Credit | | Total: | 573,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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

Database: AssessPro

meadorse

2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 1 - ANTIQUE | | |
| Sty Ht: | 1T - 1T | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BRK OR STN | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 2 - CLAPBOARD | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - GABLE | | |
| Roof Cover: | 9 - METAL | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - GOOD | | |
| Year Blt: | 1889 | 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: | 3 - FORCED H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | 0 | % Sprinkled | 0 |

## BATH FEATURES

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

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | 1 | Rating: | AVERAGE |

## CONDO INFORMATION

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

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 114.00 |
| Size Adj.: | 1.04791462 |
| Const Adj.: | 1.01989794 |
| Adj $ / SQ: | 121.839 |
| Other Features: | 29500 |
| Grade Factor: | 1.45 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 449395 |
| Depreciation: | 157288 |
| Depreciated Total: | 292107 |

## COMMENTS

Per MLS re: 2005 sale---3-room guest house.. Per application for accessory apartment 2006--"needs kitchen.".

## 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

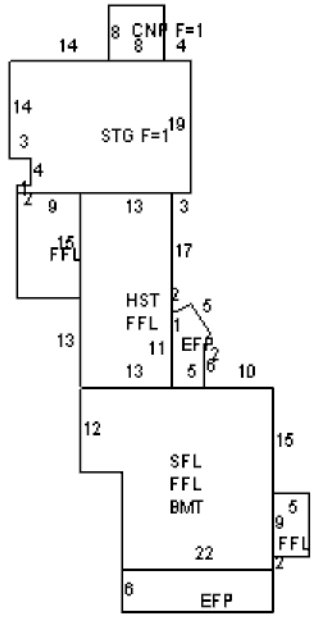
## REMODELING

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

## RES BREAKDOWN

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

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 357000.0000 |
| Juris. Factor: | | Before Depr: | 176.67 |
| Special Features: | 0 | Val/Su Net: | 86.11 |
| Final Total: | 292100 | Val/Su SzAd | 145.03 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 1,188 | 121.840 | 144,745 |
| BMT | BASEMENT | 644 | 30.460 | 19,616 |
| SFL | 2ND FLOOR | 644 | 121.840 | 78,465 |
| STG | STORAGE | 481 | 15.000 | 7,215 |
| EFP | ENCL PORCH | 189 | 36.000 | 6,804 |
| HST | HALF STORY | 182 | 121.840 | 22,175 |
| CNP | CANOPY | 64 | 22.000 | 1,408 |
| | Net Sketched Area: | 3,392 | Total: | 280,428 |
| Size Ad | 2014 | Gross Area | 3574 | FinArea 2014 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## PARCEL ID

173 26 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | GARAGE | D | Y | 1 | 240 | F | FR | 1910 | 32.40 | T | 80 | 101 | | | 1,600 | | | 1,600 |
| 2 | SHED/FR | D | Y | 1 | 200 | A | AV | 2006 | 15.00 | T | 50 | 101 | | | 1,500 | | | 1,500 |
| 2 | SHED/FR | D | Y | 1 | 200 | A | AV | 2007 | 15.00 | T | 40 | 101 | | | 1,800 | | | 1,800 |
| 21 | STUDIO | D | Y | 1 | 763 | P | PR | 1889 | 37.50 | T | 80 | 101 | | | 5,700 | | | 5,700 |

More: N | Total Yard Items: 10,600 | Total Special Featues: | Total: 10,600

## IMAGE

AssessPro Patriot Properties, Inc