177	64	0			1 of 2	RESIDENTIAL	TOTAL ASSESSED:	912,400
Map	Lot	Sublot	Building	Unit	CARD		!412!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	VOLODIN ALEKSANDR
Owner 2:	
Owner 3:	
Street 1:	261 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAYES OLIVER W JR -
Owner 2:	HAYES PAULA LF -
Street 1:	PO BOX 606
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	287,900	1,800	0.960	548,400	838,100
Total Card	287,900	1,800	0.960	548,400	838,100
Total Parcel	362,200	1,800	0.960	548,400	912,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.37 | /Parcel: 304.74

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/27/18

PREVIOUS ASSESSMENT

Parcel ID 177 64 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,200	2800	.96	497,000	834,000	834,000	Year End Roll	10/19/2021
2021	101	FV	334,500	2800	.96	428,400	765,700	765,700	Year End Roll	10/15/2020
2020	101	FV	307,900	2800	.96	435,300	746,000	746,000	Year End Roll	9/26/2019
2019	101	FV	297,800	2800	.96	420,900	721,500	721,500	Create Final value 2019	6/4/2019
2018	101	FV	297,800	1700	.96	420,900	720,400	720,400	Year End Roll	9/28/2017
2017	101	FV	291,300	1700	.96	408,500	701,500	701,500	Year End Roll	9/29/2016
2016	101	FV	290,500	1700	.96	408,500	700,700	700,700	Year End Roll	1/14/2016
2015	101	FV	280,700	1700	.96	346,200	628,600	628,600	Year End	10/2/2014

PRINT

Date	Time
10/18/22	17:00:29

LAST REV

Date	Time
04/06/18	11:30:06

apro

412

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAYES OLIVER W	58575-95		2/28/2012		605,000	No	No			
MURPHY EDWARD W	16060-40		3/19/1985		175,000	No	No			

USER DEFINED

Prior Id # 1:	116 20 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2004	3050	ROOF		C	3/14/2005			
6/21/1994	501-94	APARTMEN	15,000	C	8/24/1995			
6/9/1994	488-94	ROOF		C	8/24/1995			
5/26/1994	470-94	RENOVATI	1,000	C	8/24/1995			
6/8/1993	259	POOL	4,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/12/1995	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
12/27/1993	PERMIT VISIT	600	
1/14/1993	INSPECTED	601	

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		41817		SQUARE FE	PRIME SITE		0	8.	1.639	R2									548,361						548,400	

Total AC/HA:	0.95999	Total SF/SM:	41817.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	548,361	Spl Credit		Total:	548,400

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

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
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:	1946	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:	4 - CARPET	25	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
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	3	Rating:	AVERAGE
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:	2	Rating:	AVERAGE
WSFlue:		Rating:	

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:	124.00
Size Adj.:	1.05959749
Const Adj.:	1.00485003
Adj $ / SQ:	132.027
Other Features:	49500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	442917
Depreciation:	155021
Depreciated Total:	287896

COMMENTS

BSMT-OFFICE AND FAM RM WITH FIREPLACE-FIG REC RM .

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:	8	BRs:	3	Baths:	3	HB	

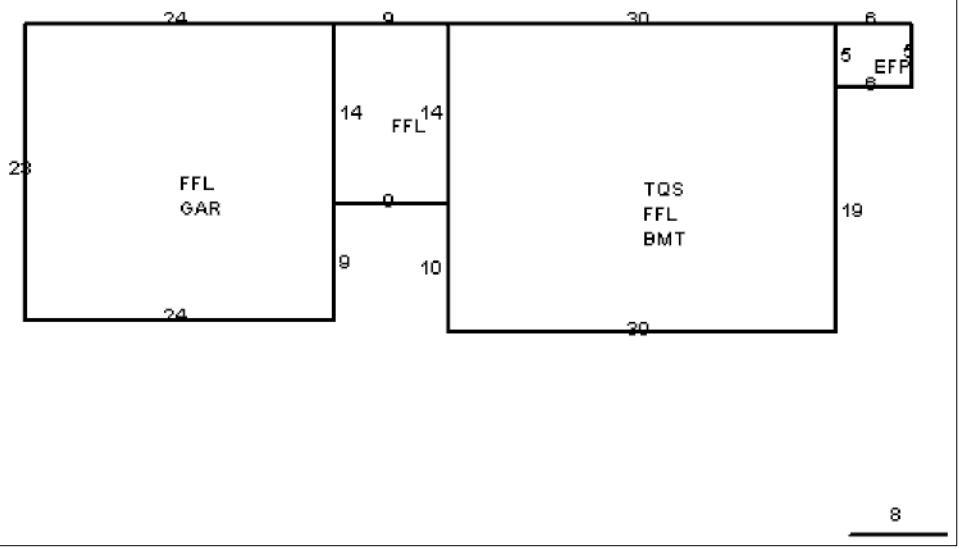
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,398	132.030	184,574
BMT	BASEMENT	720	59.410	42,777
GAR	GARAGE	552	36.000	19,872
TQS	3/4 STORY	540	132.030	71,295
EFP	ENCL PORCH	30	36.000	1,080

Net Sketched Area:	3,240	Total:	319,598

Size Ad	1938	Gross Area	3420	FinArea	2514

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	576744.0329

Juris. Factor:		Before Depr:	158.43
Special Features:	0	Val/Su Net:	88.86
Final Total:	287900	Val/Su SzAd	148.56

PARCEL ID

177 64 0

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
2	SHED/FR	D	Y	1	22x14	A	AV	1995	15.00	T	60	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800