



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ACORN LN, LINCOLN
Unit #:		
Owner 1: MORSE ALAN		
Owner 2: MORSE MAUREEN		
Owner 3:		
Street 1: 9 ACORN LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	268,100	6,400	1.850	700,400	974,900
Total Card 268,100 6,400 1.850 700,400 974,900					
Total Parcel 268,100 6,400 1.850 700,400 974,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 344.71		/Parcel: 344.71	

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

Insp Date	12/23/21
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PREVIOUS OWNER

Owner 1:	KOREAN HOPE CHURCH IN BOSTON -
Owner 2:	-
Street 1:	285 LAKE ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02451

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,900	5500	1.85	633,200	883,600	883,600	Year End Roll	10/19/2021
2021	101	FV	231,600	5500	1.85	560,400	797,500	797,500	Year End Roll	10/15/2020
2020	101	FV	222,700	5500	1.85	560,400	788,600	788,600	Year End Roll	9/26/2019
2019	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Create Final value 2019	6/4/2019
2018	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Year End Roll	9/28/2017
2017	101	FV	218,300	5500	1.85	512,400	736,200	736,200	Year End Roll	9/29/2016
2016	101	FV	213,800	5500	1.85	497,200	716,500	716,500	Year End Roll	1/14/2016
2015	101	FV	211,600	5500	1.85	460,400	677,500	677,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KOREAN HOPE CHU	49446-114		5/15/2007	INVOLVED GOV	765,000	No	No	
DUMAINE DEBORAH	46905-429		1/31/2006	INVOLV CHARI	760,000	No	No	
ERICSON HERBERT	22115-44		6/11/1992		358,000	No	No	

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/1/2021	R-21-0016	RENO-ADD	167,950	O	8/31/2021			Remove existing po

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
10/28/2011	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
5/21/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	
6/14/1994	FIELDREV CHG	600	
2/1/1984	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 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	8.75	1.000	R3									700,000						700,000	PARSONAGE
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

Total AC/HA:	1.84955	Total SF/SM:	80566.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	700,390	Spl Credit		Total:	700,400
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EXTERIOR INFORMATION

Type:	18	- SPLIT ENTRY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

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:	GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

WOODSTOVE IN SHED!! see plan 2463 of 1955 in PCR file..

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:	6	BR:	3	Baths:	2	HB	1			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

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:	2		
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:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	33%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		33%

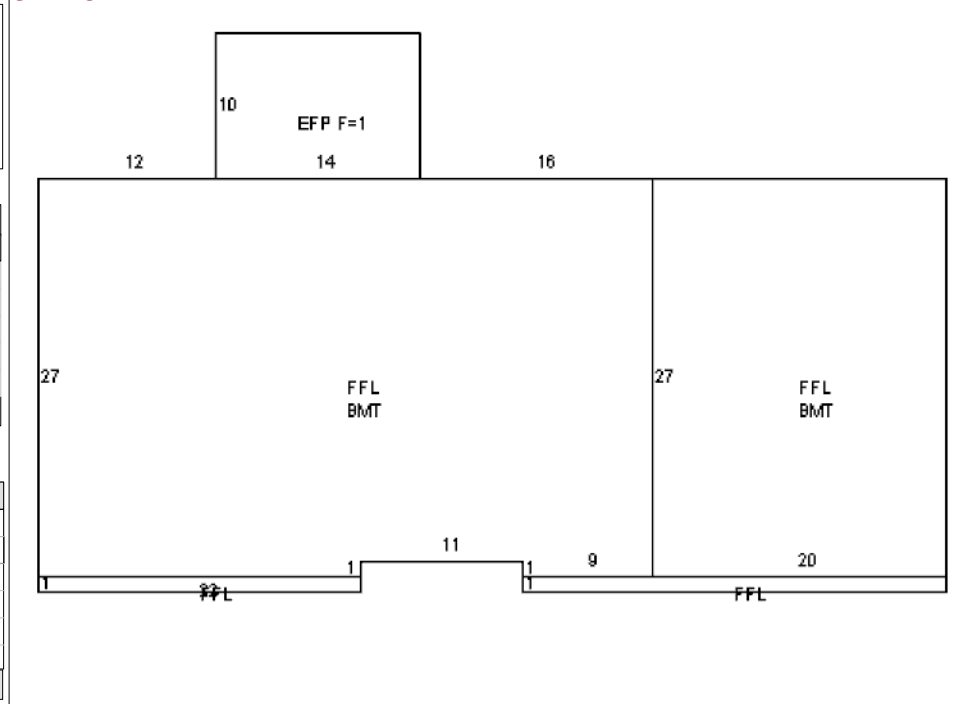
CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.10005832
Const Adj.:	1.01999998
Adj \$ / SQ:	115.572
Other Features:	64240
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	400080
Depreciation:	132026
Depreciated Total:	268054

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	635392.8425
Juris. Factor:		Before Depr:	127.13	
Special Features:	0	Val/Su Net:	76.23	
Final Total:	268100	Val/Su SzAd	156.42	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,714	115.570	198,091	
BMT	BASEMENT	1,663	57.930	96,338	
EFP	ENCL PORCH	140	36.000	5,040	
Net Sketched Area:		3,517	Total:	299,469	
Size Ad	1714	Gross Area	3517	FinArea	2828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	67	A	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
15	SHOP	D	Y	1	280	G	GD	1956	27.50	T	40	101			4,600			4,600
19	PATIO	D	Y	1	20X22	A	AV	1960	14.00	T	70	101			1,800			1,800

PARCEL ID

119 41 0

More:	N	Total Yard Items:	6,400	Total Special Features:		Total:	6,400
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IMAGE

AssessPro Patriot Properties, Inc

