155	3	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,184,900
Map	Lot	Sublot	Building	Unit	CARD	!2056!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ST ANNES EPISCOPAL CHURCH
Owner 2:	
Owner 3:	
Street 1:	147 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 2.52 ACRES of land mainly classified as CHURCH with a(n) CONVENT`NL Building Built about 1905, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
906	454,800	9,600	2.520	720,500	1,184,900
Total Card	454,800	9,600	2.520	720,500	1,184,900
Total Parcel	454,800	9,600	2.520	720,500	1,184,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.54 | /Parcel: 542.54

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 06/09/97

PREVIOUS ASSESSMENT

Parcel ID: 155 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	906	FV	403,300	13000	2.52	653,300	1,069,600	1,069,600	Year End Roll	10/19/2021
2021	906	FV	354,400	13000	2.52	580,500	947,900	947,900	Year End Roll	10/15/2020
2020	906	FV	331,100	13000	2.52	580,500	924,600	924,600	Year End Roll	9/26/2019
2019	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Create Final value 2019	6/4/2019
2018	906	FV	329,700	13000	2.52	562,900	905,600	905,600	Year End Roll	9/28/2017
2017	906	FV	315,400	13000	2.52	532,500	860,900	860,900	Year End Roll	9/29/2016
2016	906	FV	305,200	13000	2.52	517,300	835,500	835,500	Year End Roll	1/14/2016
2015	906	FV	294,000	13000	2.52	480,500	787,500	787,500	Year End	10/2/2014

PRINT

Date	Time
10/18/22	21:20:41

LAST REV

Date	Time
06/27/19	14:34:23

apro

2056

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11020-182		12/1/1965			No	No			

USER DEFINED

Prior Id # 1:	77 4 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
11/8/2018	7248	SOLAR PA	21,710	C	1/22/2019			Install 14 additio
3/30/2018	7020	SHEET MT	18,000	C				Sheet metal work f
10/19/2017	6895	RENO-ADD	550,000	C	9/7/2018			Demo two wings of
11/18/2016	6628	SOLAR PA	41,729	C	2/27/2017			Install solar pane
1/8/2007	3599	ROOF		C				Strip & re-roof dw
4/4/1996	919-96	RENOVATI	85,000	C	6/7/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/1997	MEAS+INSPCTD	602	

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
906	CHURCH		80000		SQUARE FE	PRIME SITE		0	8.75	1.000	R3									700,000						700,000	
906	CHURCH		0.683		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									20,490						20,500	

Total AC/HA:	2.51955	Total SF/SM:	109751.60	Parcel LUC:	906	CHURCH	Prime NB Desc	RES CAT 3	Total:	720,490	Spl Credit		Total:	720,500

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

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	1H - 1H		
(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:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
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	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02472532
Const Adj.:	1.00979996
Adj $ / SQ:	129.346
Other Features:	58500
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	551330
Depreciation:	96483
Depreciated Total:	454847

COMMENTS

ST ANNE`S RECTORY LEWIS MANOR HSE.

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:	6	BRs:	3	Baths:	2	HB	

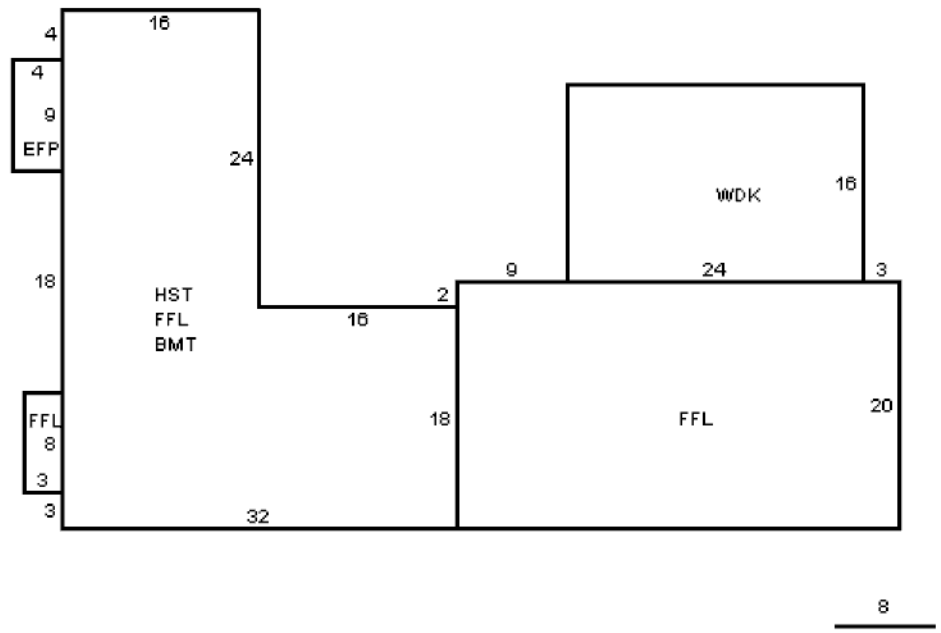
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	0.00000

Juris. Factor:		Before Depr:	187.55
Special Features:	0	Val/Su Net:	127.61
Final Total:	454800	Val/Su SzAd	208.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,704	129.350	220,405
BMT	BASEMENT	960	32.340	31,043
HST	HALF STORY	480	129.350	62,086
WDK	WOOD DECK	384	17.960	6,897
EFP	ENCL PORCH	36	36.000	1,296

Net Sketched Area:	3,564	Total:	321,727
Size Ad	2184	Gross Area	4044	FinArea	2184
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

155 3 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
4	GARAGE/L	D	Y	1	24X24	A	AV	1992	28.00	T	45	906			8,900			8,900
2	SHED/FR	D	Y	1	10X16	A	AV	1980	15.00	T	70	906			700			700

More:	N	Total Yard Items:	9,600	Total Special Featues:		Total:	9,600