



PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		CONCORD RD, LINCOLN
Unit #:		
Owner 1: BARNALISA M		
Owner 2:		
Owner 3:		
Street 1: 184 CONCORD ROAD		
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	318,100	1,500	1.500	604,800	924,400
Total Card 318,100 1,500 1.500 604,800 924,400					
Total Parcel 318,100 1,500 1.500 604,800 924,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 458.53		/Parcel: 458.53	

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

Insp Date	01/28/19
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OWNERSHIP

Owner 1: BARNALISA M
Owner 2:
Owner 3:
Street 1: 184 CONCORD ROAD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 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	278,000	2300	1.5	548,100	828,400	828,400	Year End Roll	10/19/2021
2021	101	FV	266,000	2300	1.5	472,500	740,800	740,800	Year End Roll	10/15/2020
2020	101	FV	190,500	2300	1.5	480,100	672,900	672,900	Year End Roll	9/26/2019
2019	101	FV	200,100	1400	1.5	464,200	665,700	665,700	Create Final value 2019	6/4/2019
2018	101	FV	200,100	1400	1.5	464,200	665,700	665,700	Year End Roll	9/28/2017
2017	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	9/29/2016
2016	101	FV	196,400	1400	1.5	450,600	648,400	648,400	Year End Roll	1/14/2016
2015	101	FV	189,200	1400	1.5	381,800	572,400	572,400	Year End	10/2/2014

PRINT	Date	Time
	10/18/22	21:27:40
LAST REV	Date	Time
	07/17/20	17:15:19
apro		
2098		

USER DEFINED

Prior Id # 1:	82 19 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:	

PREVIOUS OWNER

Owner 1: MATTLAGE - RODGER A
Owner 2: BRINKMAN - PATRICIA A
Street 1: PO BOX 541
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-0541 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MATTLAGE,RODGER	1547-29		7/25/2019		780,000	No	No			
MATTLAGE,RODGER	1524-44		3/23/2018	CONVENIENC	10	No	No			
FITZGERALD JOHN	1108-76		3/16/1993		320,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/31/2019	R-19-0105	MANUAL	20,000	C	1/27/2020			Open wall between
10/17/2011	4896	ROOF		C				strip & re-roof ga
5/12/1995	707-95	SHED	2,700	C	7/20/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2019	INSPECTED	1	H M SCHEID
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
5/17/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/20/1995	INSPECTED	600	
7/11/1995	MEAS/EXT INS	600	
7/5/1994	FIELDREV CHG	600	
1/13/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65340		SQUARE FE	PRIME SITE		0	8.	1.157	R2									604,816						604,800	

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	604,816	SpI Credit	Total:	604,800
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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:	C+	- AVG. (+)
Year Blt:	1951	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	20%
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:	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

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	10X16	A	AV	1995	15.00	T	60	101			1,000			1,000
2	SHED/FR	D	Y	1	8X12	A	FR	2000	15.00	T	65	101			500			500

 More: **N**

Total Yard Items:

1,500

Total Special Features:

Total:

1,500

BATH FEATURES

Full Bath:	2	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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	24.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			24.5%

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	1.04761910
Const Adj.:	1.01999998
Adj \$ / SQ:	132.503
Other Features:	38500
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	421384
Depreciation:	103239
Depreciated Total:	318145

COMMENTS

DEED DATED 3/23/2018 BOOK 1524 PAGE 44
CERT. 267286 GRANT 1/2 UNDIVIDED
INTEREST OF RODGER MATTLATE TO TODD
LUSKY TRUSTEE OF RODGER MATTLAGE
FAMILY IRREV TRUST; 1/2 UNDIVIDED
INTEREST TO TODD LUSKY TRUSTEE OF PAT

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:s	8	BR:s	4	Bath:s	2	HB						

REMODELING

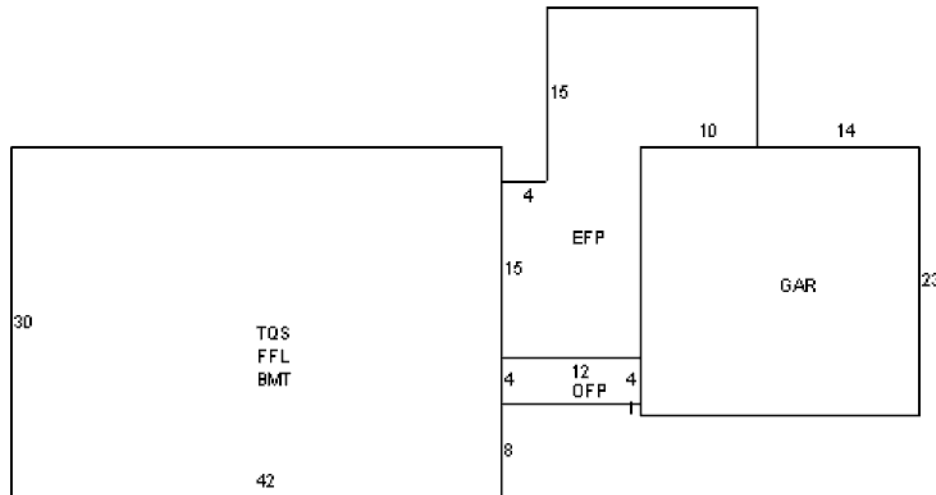
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	174300.0000
Juris. Factor:		Before Depr:	145.75	
Special Features:	0	Val/Su Net:	74.05	
Final Total:	318100	Val/Su SzAd	157.79	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,260	33.130	41,738	
FFL	1ST FLOOR	1,260	132.500	166,954	
TQS	3/4 STORY	756	132.500	100,172	
GAR	GARAGE	552	36.000	19,872	
EFP	ENCL PORCH	420	36.000	15,120	
OFFP	OPEN PORCH	48	15.000	720	
Net Sketched Area:		4,296	Total:	344,576	
Size Ad	2016	Gross Area	4800	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	80				0

IMAGE
