160	45	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	638,300
Map	Lot	Sublot	Building	Unit	CARD	!2440!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LAHNSTEIN TR RICHARD K
Owner 2:	
Owner 3:	LAHNSTEIN RICHARD K TRUST
Street 1:	192 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4121 Type:

PREVIOUS OWNER

Owner 1:	LAHNSTEIN RICHARD K -
Owner 2:	-
Street 1:	192 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4121

NARRATIVE DESCRIPTION

This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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	148,200	200	1.070	489,900	638,300
Total Card	148,200	200	1.070	489,900	638,300
Total Parcel	148,200	200	1.070	489,900	638,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 627.63 | /Parcel: 627.63

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/13/18

PREVIOUS ASSESSMENT

Parcel ID 160 45 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	128,300	200	1.07	443,000	571,500	571,500	Year End Roll	10/19/2021
2021	101	FV	119,700	200	1.07	384,900	504,800	504,800	Year End Roll	10/15/2020
2020	101	FV	105,700	200	1.07	332,400	438,300	438,300	Year End Roll	9/26/2019
2019	101	FV	102,400	200	1.07	317,700	420,300	420,300	Create Final value 2019	6/4/2019
2018	101	FV	102,400	200	1.07	317,700	420,300	420,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	1.07	317,700	418,200	418,200	Year End Roll	9/29/2016
2016	101	FV	100,300	200	1.07	308,600	409,100	409,100	Year End Roll	1/14/2016
2015	101	FV	96,000	200	1.07	244,900	341,100	341,100	Year End	10/2/2014

PRINT

Date	Time
10/18/22	22:33:19

LAST REV

Date	Time
02/24/20	09:47:58

apro

2440

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAHNSTEIN RICHA	47445-78		5/9/2006	FAMILY	1	No	No			
LAHNSTEIN KARL	11352-31		7/19/1967	FAMILY		No	No			

USER DEFINED

Prior Id # 1:	97 10 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
1/18/1995	659-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/13/1996	MEAS+INSPCTD	606	
1/20/1996	MEAS/EXT INS	606	
7/1/1987	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		46609		SQUARE FE	PRIME SITE		0	7.	1.501	R1									489,879						489,900	

Total AC/HA:	1.07000	Total SF/SM:	46609.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	489,879	Spl Credit		Total:	489,900

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:	4 - VINYL		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1940	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:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	P		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	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:		Rating:	
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.:	1.22619045
Const Adj.:	0.98970497
Adj $ / SQ:	150.482
Other Features:	26000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	228068
Depreciation:	79824
Depreciated Total:	148244

COMMENTS

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:	7	BRs:	3	Baths:	1	HB	

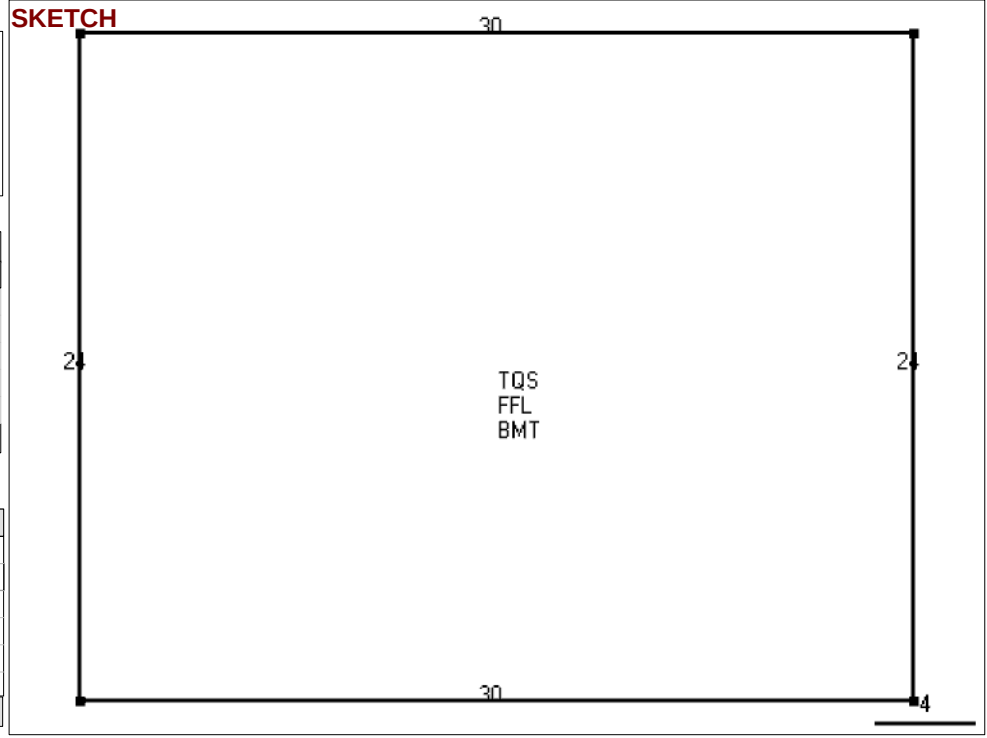
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val -30200.00000

Juris. Factor:		Before Depr:	150.48
Special Features:	0	Val/Su Net:	74.85
Final Total:	148200	Val/Su SzAd	117.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	720	37.620	27,087
FFL	1ST FLOOR	720	150.480	108,347
TQS	3/4 STORY	540	123.400	66,634

Net Sketched Area:	1,980			Total:	202,068
Size Ad	1260	Gross Area	2160	FinArea	1017

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	45	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
2	SHED/FR	D	Y	1	48	A	AV	1940	15.00	T	70	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:	

Total: 200

PARCEL ID

160 45 0

IMAGE

AssessPro Patriot Properties, Inc