



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KETTERINGHAM SUSAN M		
Owner 2:			
Owner 3:			
Street 1:	234 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 .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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

**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		40075		SQUARE FE	PRIME SITE		0	8.5	1.697	R2									578,191						578,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	592,100	4,300	0.920	578,200	1,174,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 305.25						/Parcel: 305.25	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	517,500	4300	.92	544,200	1,066,000	1,066,000	Year end	11/3/2022
2022	101	FV	438,600	7100	.92	493,200	938,900	938,900	Year End Roll	10/19/2021
2021	101	FV	432,500	7100	.92	425,100	864,700	864,700	Year End Roll	10/15/2020
2020	101	FV	387,000	7100	.92	431,900	826,000	826,000	Year End Roll	9/26/2019
2019	101	FV	373,500	7100	.92	417,700	798,300	798,300	Create Final value 2019	6/4/2019
2018	101	FV	373,500	7100	.92	417,700	798,300	798,300	Year End Roll	9/28/2017
2017	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	9/29/2016
2016	101	FV	366,600	7100	.92	405,400	779,100	779,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KETTERINGHAM JO	20820-544		10/16/1990	FAMILY	66,556	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/15/2021	R-21-0268	SOLAR PA	18,512	C	4/26/2022			Install 23 roof-mo
6/17/2015	6120	ROOF	1,300	C				Strip and reroof g
10/20/2011	4906	ROOF		C				strip & re-roof dw
11/5/2010	4602	ROOF		C				strip and re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
4/29/2006	MEAS/EXT INS	615	
5/11/1996	MEAS+INSPCTD	606	
1/13/1996	MEAS/EXT INS	606	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 2	Total: 578,191	SpI Credit	Total: 578,200
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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:	B-	- GOOD (-)
Year Blt:	1940	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:	%	
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	%	
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	B	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 50
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
12	POOL I-G	D	Y	1	590	A	AV	1989	22.00	T	70	101			3,900			3,900
2	SHED/FR	D	Y	1	6x8	A	AV	2007	15.00	T	40	101			400			400

More:	N	Total Yard Items:	4,300	Total Special Features:		Total:	4,300
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**BATH FEATURES**

Full Bath:	3	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:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	24	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			24.5	%

**CALC SUMMARY**

Basic \$ / SQ:	146.00
Size Adj.:	0.91667825
Const Adj.:	1.01999998
Adj \$ / SQ:	136.512
Other Features:	70673
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	784193
Depreciation:	192127
Depreciated Total:	592066

**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: 10 BRs: 5 Baths: 3 HB 1

**REMODELING**

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

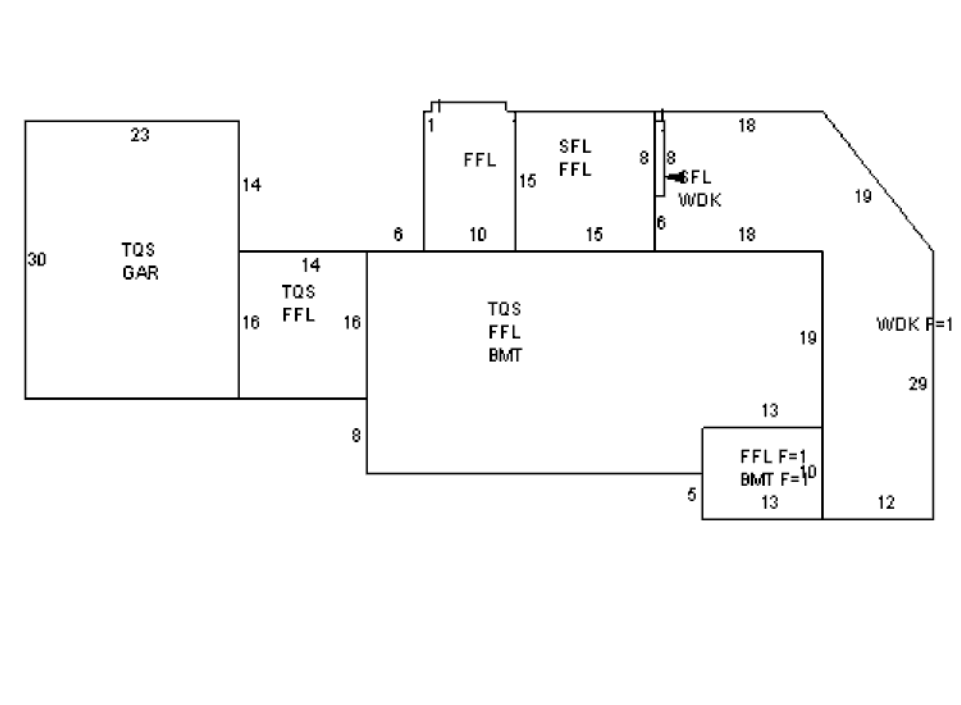
**REMODELING**

No Unit	RMS	BRS	FL
1	10	5	1
<b>Totals</b>			
1	10	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	334900.0000
Juris. Factor:		Before Depr:			163.81
Special Features:	0	Val/Su Net:			94.90
Final Total:	592100	Val/Su SzAd			164.48

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,848	136.510	252,274	
TQS	3/4 STORY	1,519	136.510	207,327	
BMT	BASEMENT	1,241	44.370	55,059	
WDK	WOOD DECK	708	16.260	11,514	
GAR	GARAGE	690	36.000	24,840	
SFL	2ND FLOOR	233	136.510	31,807	
<b>Net Sketched Area:</b>		6,239	<b>Total:</b>	582,821	
Size Ad	3599.75	Gross Area	6745	FinArea	3848

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	20	A	

**IMAGE**

**AssessPro Patriot Properties, Inc**