



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NADOLSKI THOMAS		
Owner 2:			
Owner 3:			
Street 1:	258 CONCORD RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	NADOLSKI - ROSEMARY		
Owner 2:	NADOLSKI - THOMAS		
Street 1:	258 CONCORD RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773		

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 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

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		40946		SQUARE FE	PRIME SITE		0	8.5	1.668	R2									580,412						580,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	164,600	600	0.940	580,400	745,600
Total Card	164,600	600	0.940	580,400	745,600
Total Parcel	164,600	600	0.940	580,400	745,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		594.58	/Parcel: 594.58

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	150,200	600	.94	546,300	697,100	697,100	Year end	11/3/2022
2022	101	FV	132,000	800	.94	495,100	627,900	627,900	Year End Roll	10/19/2021
2021	101	FV	120,400	800	.94	426,800	548,000	548,000	Year End Roll	10/15/2020
2020	101	FV	119,200	800	.94	433,600	553,600	553,600	Year End Roll	9/26/2019
2019	101	FV	107,600	800	.94	419,300	527,700	527,700	Create Final value 2019	6/4/2019
2018	101	FV	112,400	800	.94	419,300	532,500	532,500	Year End Roll	9/28/2017
2017	101	FV	111,200	800	.94	407,000	519,000	519,000	Year End Roll	9/29/2016
2016	101	FV	110,000	800	.94	407,000	517,800	517,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NADOLSKI,ROSEMA	72368-556		3/25/2019	FAMILY	10	No	No			
FICHERA CATHERI	27315-002		5/22/1997		310,000	No	No			
BLANCHARD, EILE	25280-12		4/11/1995	OTHER	221,000	No	No		SELLER PAID TITLE 5	
BLANCHARD CAROL	19889-80		6/20/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2007	3699	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
4/3/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/27/1995	MEAS+INSPCTD	606	
7/8/1995	INFO AT DOOR	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

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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	Bath	1	HB

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	

SKETCH



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:	1		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	35%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35%

CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	1.22846889
Const Adj.:	1.00979996
Adj \$ / SQ:	162.507
Other Features:	32000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	253198
Depreciation:	88619
Depreciated Total:	164579

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	543890.2834
Juris. Factor:		Before Depr:	143.01		
Special Features:	0	Val/Su Net:	63.02		
Final Total:	164600	Val/Su SzAd	131.26		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,254	162.510	203,783	
BMT	BASEMENT	1,232	40.630	50,052	
OFF	OPEN PORCH	126	15.000	1,890	
Net Sketched Area:		2,612	Total:	255,725	
Size Ad	1254	Gross Area	2612	FinArea	1254

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	8x10	A	AV	2002	15.00	T	50	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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PARCEL ID 177 53 0

IMAGE



AssessPro Patriot Properties, Inc