



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HEIRS OF WATSON TYLER
Owner 2:	C/O BEVERLY WHITE
Owner 3:	C F DIXON
Street 1:	98 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 .49 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		21344.399		SQUARE FE	PRIME SITE		0	8.5	2.924	R2									530,428						530,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	164,000		0.490	530,400	694,400
Total Card	164,000		0.490	530,400	694,400
Total Parcel	164,000		0.490	530,400	694,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		526.06	/Parcel: 526.06

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	162,900	0	.49	499,200	662,100	662,100	Year end	11/3/2022
2022	101	FV	143,900	0	.49	452,400	596,300	596,300	Year End Roll	10/19/2021
2021	101	FV	129,600	0	.49	390,000	519,600	519,600	Year End Roll	10/15/2020
2020	101	FV	120,100	0	.49	396,300	516,400	516,400	Year End Roll	9/26/2019
2019	101	FV	122,500	0	.49	383,200	505,700	505,700	Create Final value 2019	6/4/2019
2018	101	FV	122,500	0	.49	383,200	505,700	505,700	Year End Roll	9/28/2017
2017	101	FV	85,700	400	.49	371,900	458,000	458,000	Year End Roll	9/29/2016
2016	101	FV	83,900	400	.49	371,900	456,200	456,200	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/18/2021	R-21-0092	WINDOWS	3,302	C				Replace 4 windows

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/22/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	0.49000	Total SF/SM:	21344.40	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 2	Total:	530,428	SpI Credit:		Total:	530,400
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

**BATH FEATURES**

Table with bath details: Full Bath: 1, Rating: POOR, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: POOR.

**COMMENTS**

KITCHENS AND BATH POOR STATE TKG 27379-476 6/97 J.F. DODGE FOSTER-STOREY HSE. 2017 EXT= AVG, SHED=NV/COND.,.

**GENERAL INFORMATION**

Table with general info: Grade: C - AVERAGE, Year Blt: 1920, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: POOR, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

**RESIDENTIAL GRID**

Table with 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: 2 Baths: 1 HB.

**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

**RES BREAKDOWN**

Table with res breakdown: No Unit RMS BRS FL, 1 6 2, Totals 1 6 2.

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: .

**DEPRECIATION**

Table with depreciation: Phys Cond: AV - Average 35%, Functional: , Economic: , Special: , Override: , Total: 35%.

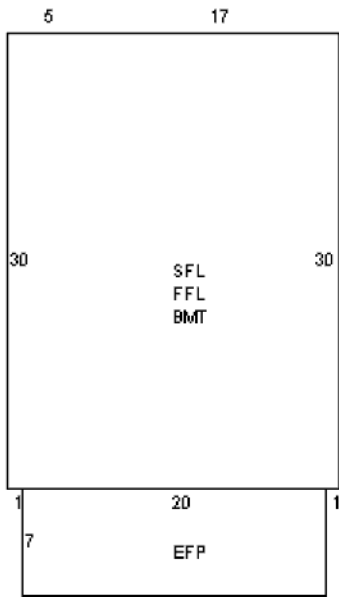
**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 126.00, Size Adj.: 1.20454550, Const Adj.: 1.00979996, Adj \$ / SQ: 153.260, Other Features: 19750, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 252381, Depreciation: 88333, Depreciated Total: 164048.

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 397114.6997, Juris. Factor, Before Depr: 153.26, Special Features: 0, Val/Su Net: 77.36, Final Total: 164000, Val/Su SzAd 124.24.

**SKETCH**



**SPEC FEATURES/YARD ITEMS**

Large table for spec features and yard items with columns: 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.

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 2,120, Total: 232,632, Size Ad 1320, Gross Area 2120, FinArea 1320.

**SUB AREA DETAIL**

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**IMAGE**

AssessPro Patriot Properties, Inc

