155	1	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 1,292,000
!2092!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	JENSEN TR RICHARD W
Owner 2:	SINGH TR SABITA
Owner 3:	SINGH & JENSEN REV TRUSTS
Street 1:	161 CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JENSEN - RICHARD W
Owner 2:	SINGH - SABITA
Street 1:	161 CONCORD ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.98 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1939, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	500,600	27,100	1.980	764,300	1,292,000
Total Card	500,600	27,100	1.980	764,300	1,292,000
Total Parcel	500,600	27,100	1.980	764,300	1,292,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.43 | /Parcel: 308.43

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/01/08

PREVIOUS ASSESSMENT

Parcel ID 155 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	497,200	27100	1.98	704,300	1,228,600	1,228,600	Year end	11/3/2022
2022	101	FV	426,400	27100	1.98	637,100	1,090,600	1,090,600	Year End Roll	10/19/2021
2021	101	FV	392,900	27100	1.98	564,300	984,300	984,300	Year End Roll	10/15/2020
2020	101	FV	365,400	27100	1.98	512,300	904,800	904,800	Year End Roll	9/26/2019
2019	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Create Final value 2019	6/4/2019
2018	101	FV	372,200	27100	1.98	495,500	894,800	894,800	Year End Roll	9/28/2017
2017	101	FV	355,000	27100	1.98	481,100	863,200	863,200	Year End Roll	9/29/2016
2016	101	FV	332,200	27100	1.98	481,100	840,400	840,400	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	22:13:08

LAST REV

Date	Time
02/16/21	16:29:28

blakeley

TAX DISTRICT

PAT ACCT. 2092

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JENSEN,RICHARD	76815-437		1/28/2021	CONVENIENC	10	No	No			
JENSEN TR,RICHA	76264-123		11/25/2020	CONVENIENC	10	No	No			
JENSEN,RICHARD	73319-136		9/23/2019	FAMILY	10	No	No			
Masonic Health	59543-401		7/18/2012	MULTI-PARCEL	800,000	No	No			
SCHEFF BENSON H	58307-527		1/18/2012	MULTI-PARCEL	703,000	No	No			
ROBERT M. MALLO	12038-39		7/19/1971		75,000	No	No			

USER DEFINED

Prior Id # 1:	82 13 2
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
3/16/2016	6371	APARTMEN		C	4/16/2016			Amend permit #5755
5/22/2014	5755	RENOVATI	90,000	C	5/29/2015			Renovate kitchen a
11/21/2001	2399	MANUAL	27,000	C	5/1/2002			sunroom
9/21/2001	2348	MANUAL	25,000	C	5/1/2002			deck, replace stai
3/28/2001	2180	ADDITION	80,000	C	6/15/2001			2 bedrooms and enl

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
12/1/2008	MEAS/EXT INS	25	D ERSKINE
5/1/2002	MEAS/EXT INS	613	
6/15/2001	MEAS+INSPCTD	613	
1/20/1996	MEAS+INSPCTD	606	

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		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,290						4,300	

Total AC/HA:	1.97955	Total SF/SM:	86229.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	764,290	Spl Credit		Total:	764,300

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
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:	1939	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:			%
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:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:	1	Rating:	AVERAGE
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

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:	126.00
Size Adj.:	0.91240358
Const Adj.:	0.99970198
Adj $ / SQ:	114.929
Other Features:	75216
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	663064
Depreciation:	162451
Depreciated Total:	500613

COMMENTS

9/2012 Combined 82-13-1 with this parcel.

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:	9	BRs:	5	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

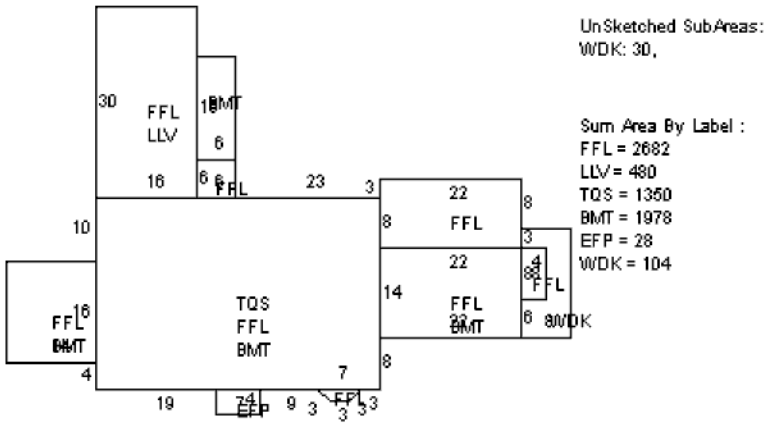
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	781780.2020

Juris. Factor:		Before Depr:	126.42
Special Features:	0	Val/Su Net:	79.27
Final Total:	500600	Val/Su SzAd	135.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,682	114.930	308,238
BMT	BASEMENT	1,978	35.920	71,040
TQS	3/4 STORY	1,013	114.930	116,365
LLV	LOWR LEVEL	480	57.460	27,583
WDK	WOOD DECK	134	24.880	3,335
EFP	ENCL PORCH	28	36.000	1,008

Net Sketched Area:		6,315	Total:		527,569
Size Ad	3694.5	Gross Area	6652	FinArea	4189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

155 1 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
3	GARAGE	D	Y	1	22X24	A	AV	1945	36.00	T	60	101			7,600			7,600
6	CARPORT	D	Y	1	24X40	A	AV	1945	22.00	T	60	101			8,400			8,400
3	GARAGE	D	Y	1	16X24	A	FR	1945	36.00	T	80	101			2,800			2,800
3	GARAGE	D	Y	1	24X24	A	AV	1950	36.00	T	60	101			8,300			8,300

More:	N	Total Yard Items:	27,100	Total Special Featues:		Total:	27,100