Map	Lot	Sublot	Building	Unit	CARD
181	15	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,315,900	/	1,315,900
USE VALUE:	1,315,900	/	1,315,900
ASSESSED:	1,315,900	/	1,315,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAUREL DR, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	BERGER TR ALAN M
Owner 2:	REITER TR ELAINE
Owner 3:	30 LAUREL DRIVE NOMINEE TRUST
Street 1:	30 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BERGER - ALAN M
Owner 2:	REITER - ELAINE
Street 1:	30 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.32 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily STUCCO Exterior and 2567 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.320	438,100	300	877,500	1,315,900
Total Card	1.320	438,100	300	877,500	1,315,900
Total Parcel	1.320	438,100	300	877,500	1,315,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.62 | /Parcel: 512.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	12/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 181 15 0

!301!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	404,000	300	1.32	851,900	1,256,200		Year End Roll	12/2/2024
2024	101	FV	399,500	300	1.32	835,000	1,234,800		Year end	11/9/2023
2023	101	FV	345,600	300	1.32	677,600	1,023,500	1,023,500	Year end	11/3/2022
2022	101	FV	297,800	500	1.32	627,000	925,300	925,300	Year End Roll	10/19/2021
2021	101	FV	289,000	500	1.32	586,000	875,500	875,500	Year End Roll	10/15/2020
2020	101	FV	284,200	500	1.32	608,000	892,700	892,700	Year End Roll	9/26/2019
2019	101	FV	279,600	500	1.32	591,900	872,000	872,000	Create Final va	6/4/2019
2018	101	FV	279,600	500	1.32	591,900	872,000	872,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:28:05

LAST REV

Date	Time
12/30/20	10:19:07
blakeley	

USER DEFINED

Prior Id # 1:	110 29 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGER,ALAN M	76143-566		11/12/2020	CONVENIENC	1	No	No		
BEDELL MARY B,	52787-362		5/18/2009		770,000	No	No		
BEDELL MARY B,	37314-96		12/10/2002	CONVENIENC	99	No	No		
HENNESSEY JOHN	27872-111		11/14/1997		544,000	No	No		
LYTLE, WILLIAM	26193-179		4/2/1996		512,000	No	No		
STANZLER ALAN	14305-311		6/1/1981		160,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2009	4217	RENOVATI	60,000	C	11/23/2009			reno 2 bths; kit a
4/29/1993	226	ADDITION	22,500	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
2/29/1996	ENTRY DENIED	606	
12/27/1993	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	
12/1/1987	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		57499		SQUARE FE	PRIME SITE		0	11.98	1.27	R4									877,531						877,500	

Total AC/HA:	1.32000	Total SF/SM:	57499	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	877,531	Spl Credit		Total:	877,500

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

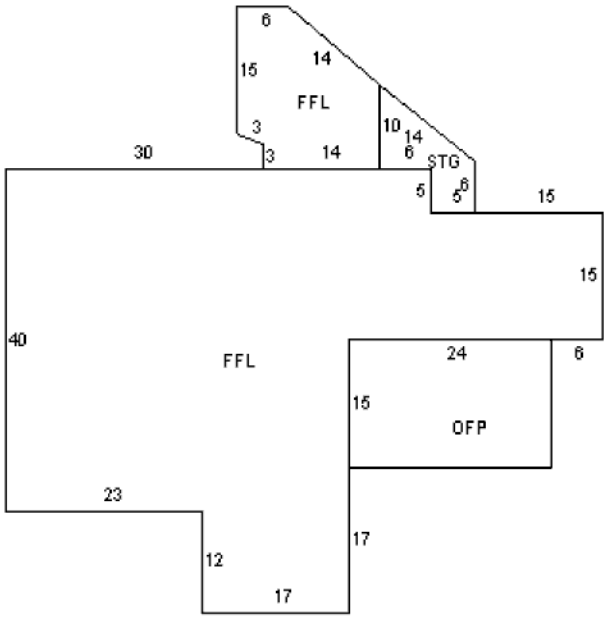
INCL 110-28.01 (.O4AC) .

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: 2				HB		

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	22. %
Functional:		%
Economic:		%
Special:		0.0 %
Override:		%
Total:		22.8 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.98373586
Const Adj.:	0.95930994
Adj $ / SQ:	157.599
Other Features:	61148
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567437
Depreciation:	129376
Depreciated Total:	438061

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 804634.2741

Juris. Factor:		Before Depr:	189.12
Special Features:	0	Val/Su Net:	145.40
Final Total:	438100	Val/Su SzAd	170.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,567	157.600	404,557
OFP	OPEN PORCH	360	16.050	5,778
STG	STORAGE	86	16.050	1,380

Net Sketched Area:	3,013			Total:	411,715
Size Ad	2567	Gross Area	3013	FinArea	2567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

181 15 0

IMAGE

AssessPro Patriot Properties, Inc

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	8x8	A	AV	1990	16.05	T	70	101			300			300

More: N	Total Yard Items:	300	Total Special Featues:		Total: 300