Total Card / Total Parcel
APPRAISED: 2,376,600 / 2,376,600
USE VALUE: 2,376,600 / 2,376,600
ASSESSED: 2,376,600 / 2,376,600

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.530	1,454,900	11,300	910,400	2,376,600
Total Card	1.530	1,454,900	11,300	910,400	2,376,600
Total Parcel	1.530	1,454,900	11,300	910,400	2,376,600

Source: Market Adj Cost   Total Value per SQ unit /Card: 325.45   /Parcel: 325.45

Legal Description

User Acct 0
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:
Insp Date 12/18/12

!313!

OWNERSHIP
Unit #:

Owner 1:	SNYDER TR ERIC P
Owner 2:	SNYDER TR BARBARA G
Owner 3:	LAURAL DRIVE 11 REALTY TRUST
Street 1:	11 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773	Type:

PREVIOUS ASSESSMENT

Parcel ID 181 41 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,335,400	10500	1.53	883,800	2,229,700		Year End Roll	12/2/2024
2024	101	FV	1,282,100	10500	1.53	866,300	2,158,900		Year end	11/9/2023
2023	101	FV	1,100,100	10500	1.53	702,900	1,813,500	1,813,500	Year end	11/3/2022
2022	101	FV	923,400	12000	1.53	650,500	1,585,900	1,585,900	Year End Roll	10/19/2021
2021	101	FV	873,300	12000	1.53	608,000	1,493,300	1,493,300	Year End Roll	10/15/2020
2020	101	FV	857,900	12000	1.53	630,700	1,500,600	1,500,600	Year End Roll	9/26/2019
2019	101	FV	874,400	12000	1.53	614,000	1,500,400	1,500,400	Create Final va	6/4/2019
2018	101	FV	874,400	12000	1.53	614,000	1,500,400	1,500,400	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	14:29:12

LAST REV
Date	Time
06/02/25	13:06:42
apro

PAT ACCT. 313

USER DEFINED
Prior Id # 1:	110 4 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:	

PREVIOUS OWNER

Owner 1:	Najarian - George K
Owner 2:	Najarian - Carolann S
Street 1:	700 New Hampshire Ave Nw#1202
Twn/City:	Washington
St/Prov: DC	Cntry
Postal:	20037-2407

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Najarian,George	59413-177		6/29/2012		1,290,000	No	No		
NAJARIAN K GEOR	28410-327		4/6/1998	CONVENIENC	1	No	No		
NAJARIAN K GEOR	14537-582		2/12/1982	FAMILY		No	No		

NARRATIVE DESCRIPTION

This parcel contains 1.53 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1972, having primarily WOOD Exterior and 7302 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2024	E-24-2024	MANUAL	5,000	C				
3/25/2024	R-24-0050	RENO-ADD	24,000	O				Construct screened
9/18/2020	R-20-0156	ROOF	50,000	C	10/27/2020			Repair & replace p
5/19/2016	6441	ROOF	2,950	C				Strip & replace ru
8/9/2000	2042	RENOVATI	25,000	C	6/25/2001			interior
5/19/1998	1423	ROOF	36,000	C	6/4/1998			100% 7/1/98

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2012	MEAS+INSPCTD	618	G BOURGAULT
7/7/2008	MEAS/EXT INS	25	D ERSKINE
6/25/2001	MEAS/EXT INS	613	
6/4/1998	MEAS/EXT INS	602	
1/29/1997	ABATE-INSPEC	600	
2/26/1996	ENTRY DENIED	606	
12/1/1986	INSPECTED	601	

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

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		66646		SQUARE FE	PRIME SITE		0	11.98	1.14	R4									910,405						910,400	

Total AC/HA: 1.52998   Total SF/SM: 66646   Parcel LUC: 101   ONE FAM   Prime NB Desc: RES CAT 4   Total: 910,405   Spl Credit   Total: 910,400

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	A- - V GOOD-
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	B
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Feature	Count	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

Field	Value	
Phys Cond:	AV - Average	25. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	25	%

COMMENTS

FULL BACKUP POWER SYSTEM INDOOR POOL
.

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: 4			Baths: 3			HB 2			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
	Totals		
1	10	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.84151924
Const Adj.:	0.95949996
Adj $ / SQ:	134.842
Other Features:	87806
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1939806
Depreciation:	484951
Depreciated Total:	1454854

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 1412753.586

Field	Value		Field	Value
Juris. Factor:			Before Depr:	235.97
Special Features:	0		Val/Su Net:	145.75
Final Total:	1454900		Val/Su SzAd	221.92

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	6,556	134.840	884,025
BMT	BASEMENT	2,488	43.820	109,033
GAR	GARAGE	504	38.520	19,414
WDK	WOOD DECK	384	19.220	7,380
OFP	OPEN PORCH	50	16.050	802

Net Sketched Area: 9,982	Total: 1,020,654
Size Ad 6556 Gross Area 9982 FinArea 7302	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 181 41 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	M	Y	1	15X50	V	AV	1981	35.31	T	70	101			7,900			7,900
19	PATIO	D	Y	1	34x22	A	AV	1981	14.98	T	70	101			3,400			3,400

More: N	Total Yard Items: 11,300	Total Special Featues:	Total: 11,300