Map	Lot	Sublot	Building	Unit	CARD
177	3	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,261,000	/	1,261,000
USE VALUE:	1,261,000	/	1,261,000
ASSESSED:	1,261,000	/	1,261,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
248		LINCOLN RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	MCDERMOTT TR ADAM G
Owner 2:	DECK TR MELISSA K
Owner 3:	DECK MCDERMOTT LIVING TRUST
Street 1:	248 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCDERMOTT - ADAM G
Owner 2:	DECK - MELISSA K
Street 1:	248 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1962, having primarily CLAPBOARD Exterior and 2342 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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	1.090	560,000		701,000	1,261,000
Total Card	1.090	560,000		701,000	1,261,000
Total Parcel	1.090	560,000		701,000	1,261,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.34 | /Parcel: 538.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177 3 0

!375!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	531,000	0	1.09	680,700	1,211,700		Year End Roll	12/2/2024
2024	101	FV	524,200	0	1.09	667,300	1,191,500		Year end	11/9/2023
2023	101	FV	472,000	0	1.09	614,600	1,086,600	1,086,600	Year end	11/3/2022
2022	101	FV	428,800	0	1.09	555,600	984,400	984,400	Year End Roll	10/19/2021
2021	101	FV	390,100	0	1.09	491,700	881,800	881,800	Year End Roll	10/15/2020
2020	101	FV	387,100	0	1.09	491,700	878,800	878,800	Year End Roll	9/26/2019
2019	101	FV	361,300	0	1.09	476,300	837,600	837,600	Create Final va	6/4/2019
2018	101	FV	361,300	0	1.09	476,300	837,600	837,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:34:56

LAST REV

Date	Time
01/25/24	13:31:20
blakeley	

USER DEFINED

Prior Id # 1:	115 14 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. 375

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDERMOTT,ADAM	82345-141		12/26/2023	CONVENIENC	1	No	No		
RAGHAVAN TR,BAD	80629-285		8/25/2022		1,450,000	No	No		
RAGHAVAN,BADRI	69968-166		9/22/2017	CONVENIENC	10	No	No		
BLAIR JOSEPH M	49478-184		5/22/2007		880,000	No	No		
BLAIR JOSEPH M,	47003-391		2/23/2006	CONVENIENC	1	No	No		
ROSE JAMES,	45620-229		7/15/2005		650,000	No	No		
	10193-134		12/19/1962		31,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2023	R-23-0052	INSULATI	1,329	C				Insulation, weathe
4/17/2012	5019	ROOF	4,000	C	7/5/2012			install solar pane
12/22/2006	3590	RENOVATI	10,000	C	5/25/2007			frame in deck for
7/21/2005	3235	RENOVATI	30,000	C	6/22/2006			kit, bath, heating

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS+INSPCTD	100	
6/22/2006	MEAS/EXT INS	50	
11/19/2005	MEAS/EXT INS	615	
5/7/1996	MEAS+INSPCTD	606	
7/1/1987	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		47480		SQUARE FE	PRIME SITE		0	9.98	1.48	R3									701,033						701,000	

Total AC/HA:	1.08999	Total SF/SM:	47480	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	701,033	Spl Credit
Total:	701,000										

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	10	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

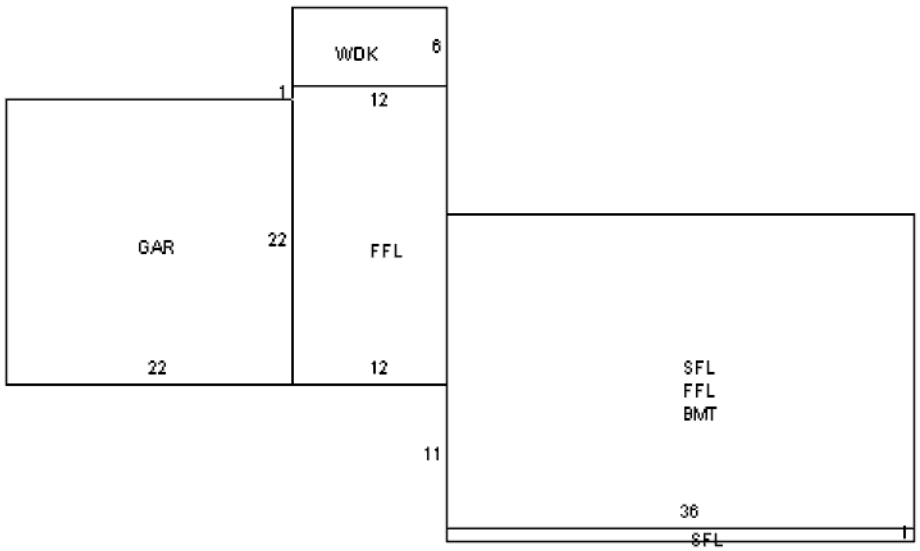
OTHER FEATURES

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

COMMENTS

Per MLS re: 2005 sale---"handyman" property...
Per MLS: listed for sale at $1,099,000 on 1/5/06..

SKETCH



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:	8	BRs:	4	Baths:	2	HB	1				

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

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:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	VG - Very Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.04411769
Const Adj.:	1.02509999
Adj $ / SQ:	138.072
Other Features:	68570
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658823
Depreciation:	98824
Depreciated Total:	560000

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	180200.0000

Juris. Factor:		Before Depr:	220.92
Special Features:	0	Val/Su Net:	161.85
Final Total:	560000	Val/Su SzAd	274.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,140	138.070	157,402
SFL	2ND FLOOR	900	138.070	124,265
BMT	BASEMENT	864	46.600	40,262
GAR	GARAGE	484	38.520	18,644
WDK	WOOD DECK	72	36.420	2,623

Net Sketched Area:	3,460			Total:	343,196
Size Ad	2040	Gross Area	3460	FinArea	2342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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

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

PARCEL ID

177 3 0

IMAGE

AssessPro Patriot Properties, Inc