Map	Lot	Sublot	Building	Unit	CARD
178	21	0			2 of 2

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	383,300	/	3,262,090
USE VALUE:	383,300	/	3,251,223
ASSESSED:	383,300	/	3,251,223

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SALM MICHAEL V
Owner 2:	PATTON SUSAN E
Owner 3:	
Street 1:	236 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5.3 ACRES of land mainly classified as 018 with a BARN Building built about 2008, having primarily CLAPBOARD Exterior and 3085 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

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	7	PRIVATE WA
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	2	LIGHT

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	383,300			383,300
Total Card	0.000	383,300			383,300
Total Parcel	5.300	2,240,400		1,010,823	3,251,223

Source: Market Adj Cost | Total Value per SQ unit /Card: 124.25 | /Parcel: 290.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178 21 0

!447!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/26/25	14:42:00

LAST REV

Date	Time
08/02/10	12:02:16
brennanp	

USER DEFINED

Prior Id # 1:	117 22 1
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. 447

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	018	018	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	42 - BARN		
Sty Ht:	1 - 1		
(Liv) Units:		Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	16 - STONE VE	10	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

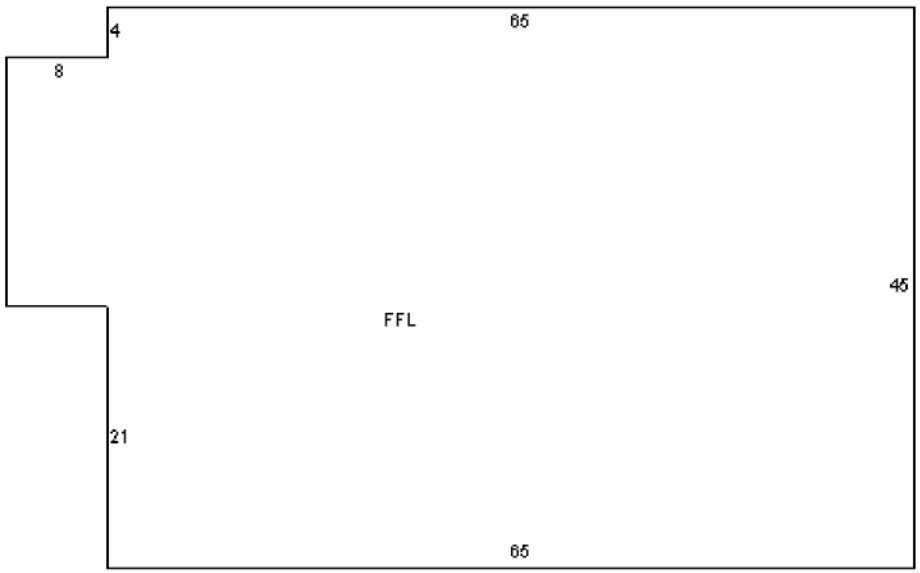
OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

Land area also includes: 117-21-7, 117-22-2, 117-22-3, and 117-22-12. Total land area of all 5 parcels is 5.84 acres..

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	1

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	2008	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
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	7.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7	%

CALC SUMMARY

Basic $ / SQ:	70.00
Size Adj.:	0.94448948
Const Adj.:	0.98587996
Adj $ / SQ:	65.181
Other Features:	5000
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412165
Depreciation:	28852
Depreciated Total:	383314

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	130.36
Special Features:	0	Val/Su Net:	124.25
Final Total:	383300	Val/Su SzAd	124.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,085	65.180	201,083

Net Sketched Area:	3,085			Total:	201,083
Size Ad	3085	Gross Area	3085	FinArea	3085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178 21 0

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:	