| Map | Lot | Sublot | Building | Unit | CARD |
|---|---|---|---|---|---|
| 180 | 32 | 0 | | | 2 of 2 |

RESIDENTIAL

# Town Of Lincoln

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 210,300 | / | 2,443,500 |
| USE VALUE: | 210,300 | / | 2,443,500 |
| ASSESSED: | 210,300 | / | 2,443,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 49 | | ROUND HILL RD, LINCOLN |

## OWNERSHIP

Unit #:

| | | | |
|---|---|---|---|
| Owner 1: | BOGER KATHRYN DINGMAN | | |
| Owner 2: | BOGER JOHN S | | |
| Owner 3: | | | |
| Street 1: | 49 ROUND HILL RD | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 01773 | Type: | |

## PREVIOUS OWNER

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

## NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 2001, having primarily CLAPBOARD Exterior and 1356 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 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 | | |
| 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 | 0.000 | 210,300 | | | 210,300 |
| Total Card | 0.000 | 210,300 | | | 210,300 |
| Total Parcel | 1.860 | 1,426,500 | 57,800 | 959,200 | 2,443,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 155.09 | /Parcel: 442.35

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 180 32 0

!563!

| 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 | 14:53:18 |

## LAST REV

| Date | Time |
|---|---|
| 10/07/21 | 15:09:50 |
| blakeley | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 120 19 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. 563

| 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 | | NO UNITS | NOLAND | | 0 | 0. | 0.00 | R4 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | Spl Credit | Total: |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 30 - GARAGE |
| Sty Ht: | 1T - 1T |
| (Liv) Units: | 1 Total: 2 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | % |
| Roof Struct: | 3 - GAMBREL |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

## BATH FEATURES

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

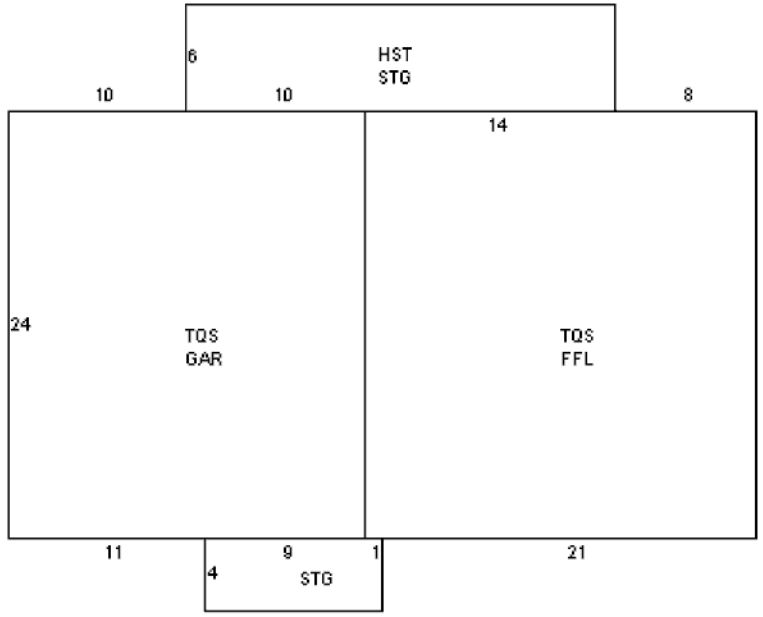
## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

## COMMENTS

INCL 120-18.01(.05 AC).

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - GOOD (+) | | |
| Year Blt: | 2001 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

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

## 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: 3 | | BRs: 0 | | Baths: 2 | | | | | HB | | |

## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 3 | 0 | |
| Totals | | | |
| 1 | 3 | 0 | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | |
| 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: | |
| 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 | % Sprinkled |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | AV - Average | 10. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 10.5 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 50.00 |
| Size Adj.: | 1.19247794 |
| Const Adj.: | 1.01999998 |
| Adj $ / SQ: | 60.816 |
| Other Features: | 42975 |
| Grade Factor: | 1.60 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 235015 |
| Depreciation: | 24677 |
| Depreciated Total: | 210338 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 97.31 |
| Special Features: | 0 | Val/Su Net: | 104.11 |
| Final Total: | 210300 | Val/Su SzAd | 155.09 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| TQS | 3/4 STORY | 756 | 60.820 | 45,977 |
| FFL | 1ST FLOOR | 528 | 60.820 | 32,111 |
| GAR | GARAGE | 480 | 38.520 | 18,490 |
| STG | STORAGE | 184 | 16.050 | 2,953 |
| HST | HALF STORY | 72 | 60.820 | 4,379 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,020 | | | Total: | 103,910 |
| Size Ad | 1356 | Gross Area | 2344 | FinArea | 1356 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## 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

180 32 0

## IMAGE

AssessPro Patriot Properties, Inc