Map	Lot	Sublot	Building	Unit	CARD
111	12	0			5 of 22

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	744,900	/	92,106,000
USE VALUE:	744,900	/	92,106,000
ASSESSED:	744,900	/	92,106,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HARVEST CR, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	NELP-COMMONS LLC		
Owner 2:	C/O ONE POINT PARTNERS LLC		
Owner 3:			
Street 1:	35 MAIN STREET SUITE 211C		
Street 2:			
Twn/City:	TOPSFIELD		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01983	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as APTS >8 with a COMM-TWN Building built about 2010, having primarily VINYL Exterior and 5700 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 4 HalfBaths, 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		
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
112	0.000	744,900			744,900
Total Card	0.000	744,900			744,900
Total Parcel	0.000	82,096,000		10,010,000	92,106,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 130.68 | /Parcel: 98.30

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 111 12 0

!753!

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	15:10:53

LAST REV

Date	Time
08/09/22	09:40:27
apro	

USER DEFINED

Prior Id # 1:	14 16 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. 753

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
112	APTS >8		0		NO UNITS	PRIME SITE		0	0.	0.00	R5																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	112	APTS >8	Prime NB Desc	RES CAT 5	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	15 - COMM-TWN		
Sty Ht:	2H - 2H		
(Liv) Units:	4	Total:	220
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	4 - VINYL		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

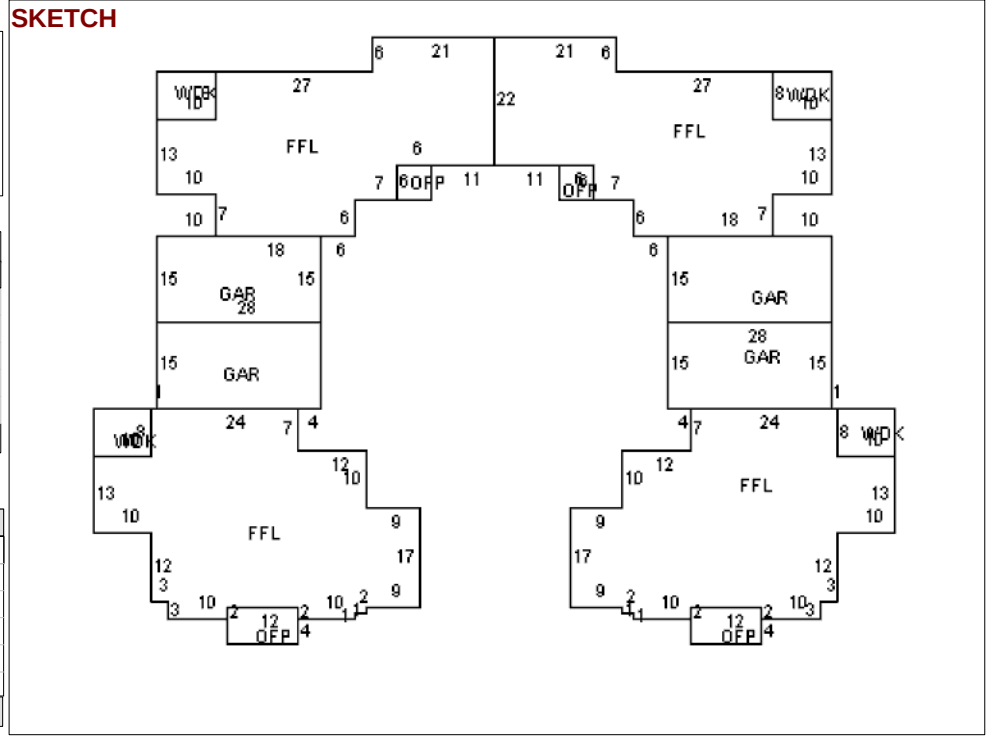
OTHER FEATURES

Kits:	4	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

7/09 REDUCED ACREAGE BY 3.48 ACRES PER MASS HIGHWAY TAKING; TOTAL 168 UNITS.. 2/2016 See plan 2015-836 for conservation restriction.. 8/21/2017 MAILING ADDRESS CHANGE TO C/O ALTUS GROUP, PO BOX 92129, SOUTHLAKE TX 76092 (FROM BENCHMA

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:	4	HB	4				

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2010	Eff Yr Blt:	2017
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:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:			
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	50	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	2.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.5	%

CALC SUMMARY

Basic $ / SQ:	68.00
Size Adj.:	0.85526317
Const Adj.:	0.97990203
Adj $ / SQ:	56.989
Other Features:	127495
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	764030
Depreciation:	19101
Depreciated Total:	744929

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	82.63
Special Features:	0	Val/Su Net:	94.10
Final Total:	744900	Val/Su SzAd	130.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	5,700	56.990	324,838
GAR	GARAGE	1,680	38.520	64,714
WDK	WOOD DECK	320	20.010	6,404
OFP	OPEN PORCH	216	16.050	3,467

Net Sketched Area:	7,916			Total:	399,423
Size Ad	5700	Gross Area	7916	FinArea	5700

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

111 12 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:	