Total Card / Total Parcel
APPRAISED: 1,289,800 / 1,289,800
USE VALUE: 1,289,800 / 1,289,800
ASSESSED: 1,289,800 / 1,289,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PARTRIDGE LN, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	489,200		800,600	1,289,800
Total Card	1.900	489,200		800,600	1,289,800
Total Parcel	1.900	489,200		800,600	1,289,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.38 | /Parcel: 362.38

Legend / Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 02/28/18

!992!

OWNERSHIP
Unit #:

Owner 1:	CHAN TR CATHERINE T
Owner 2:	CHAN TR EDWARD
Owner 3:	CATHERINE T CHAN TRUST
Street 1:	3 PARTRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-1803	Type:

PREVIOUS OWNER

Owner 1:	CHAN CATHERINE T -
Owner 2:	-
Street 1:	3 PARTRIDGE LN
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-1803

PREVIOUS ASSESSMENT

Parcel ID 121 37 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	462,800	0	1.9	777,400	1,240,200		Year End Roll	12/2/2024
2024	101	FV	451,200	0	1.9	761,900	1,213,100		Year end	11/9/2023
2023	101	FV	413,400	0	1.9	701,900	1,115,300	1,115,300	Year end	11/3/2022
2022	101	FV	349,800	0	1.9	634,700	984,500	984,500	Year End Roll	10/19/2021
2021	101	FV	320,700	0	1.9	561,900	882,600	882,600	Year End Roll	10/15/2020
2020	101	FV	317,800	0	1.9	561,900	879,700	879,700	Year End Roll	9/26/2019
2019	101	FV	288,600	0	1.9	544,300	832,900	832,900	Create Final va	6/4/2019
2018	101	FV	288,600	0	1.9	544,300	832,900	832,900	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	15:37:41

LAST REV
Date	Time
04/06/18	12:57:46

apro

USER DEFINED
Prior Id # 1:	25 18 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:	

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1965, having primarily VINYL Exterior and 3559 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAN CATHERINE	1412-92		3/2/2012	FAMILY		1	No	No	
DAVID C. CHAN	1028-164		4/13/1987	FAMILY			No	No	

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2016	6417	ROOF	16,000	C				Strip & re-roof dw
10/7/1998	1545	ADDITION	120,000	C	3/27/1999			
8/19/1998	1498	MANUAL	10,000	C	3/27/1999			Foundation
8/19/1998	1497	DEMOLITI		C	3/27/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS+INSPCTD	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/19/2001	M&L COMPLETE	613	
5/29/1999	MEAS+INSPCTD	602	
3/14/1996	MEAS/EXT INS	606	

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									2,205						2,200	

| Total AC/HA: | 1.89955 | Total SF/SM: | 82744 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 800,605 | Spl Credit | | Total: | 800,600 |

EXTERIOR INFORMATION

Field	Value
Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - AVERAGE
Year Blt:	1965 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:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Field	Value		Rating
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Field	Value		
Phys Cond:	GD - Good	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		20	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	144.00
Size Adj.:	0.99330902
Const Adj.:	1.00979996
Adj $ / SQ:	144.438
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611537
Depreciation:	122307
Depreciated Total:	489230

COMMENTS

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: 12		BRs: 6		Baths: 3			HB 1				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	1998
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
	Totals		
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 749804.0568
Juris. Factor:		Before Depr:	144.44
Special Features:	0	Val/Su Net:	95.10
Final Total:	489200	Val/Su SzAd	198.38

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,466	144.440	356,185
BMT	BASEMENT	1,822	68.610	125,004
FBM	FIN BMT	644	65.000	41,858
PAT	PATIO	100	14.980	1,498
WDK	WOOD DECK	100	30.500	3,050
OFP	OPEN PORCH	12	16.050	193

Net Sketched Area: 5,144	Total: 527,787
Size Ad 2466 Gross Area 5144 FinArea 3559	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121 37 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 Features:	Total: