121	36	0			1 of 1
Map	**Lot**	**Sublot**	**Building**	**Unit**	**CARD**

RESIDENTIAL
Town Of Lincoln

	Total Card /	Total Parcel
APPRAISED:	1,323,200 /	1,323,200
USE VALUE:	1,323,200 /	1,323,200
ASSESSED:	1,323,200 /	1,323,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HAGGERTY TR JOHN S
Owner 2:	HAGGERTY TR MARY JO B
Owner 3:	HAGGERTY REALTY TRUST
Street 1:	5 PARTRIDGE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-1803		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1969, having primarily CLAPBOARD Exterior and 2915 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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	2.197	521,200	1,100	800,900	1,323,200
Total Card	2.197	521,200	1,100	800,900	1,323,200
Total Parcel	2.197	521,200	1,100	800,900	1,323,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.93 | /Parcel: 453.93

Legal Description: 568

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/17/16

PREVIOUS ASSESSMENT

Parcel ID 121 36 0

!993!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	490,100	1000	2.197	777,700	1,268,800		Year End Roll	12/2/2024
2024	101	FV	498,300	1000	2.197	762,200	1,261,500		Year end	11/9/2023
2023	101	FV	387,400	1000	2.197	702,200	1,090,600	1,090,600	Year end	11/3/2022
2022	101	FV	333,800	1000	2.197	635,000	969,800	969,800	Year End Roll	10/19/2021
2021	101	FV	307,000	1000	2.197	562,200	870,200	870,200	Year End Roll	10/15/2020
2020	101	FV	280,100	1000	2.197	562,200	843,300	843,300	Year End Roll	9/26/2019
2019	101	FV	261,300	1000	2.197	544,600	806,900	806,900	Create Final va	6/4/2019
2018	101	FV	261,300	1000	2.197	544,600	806,900	806,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:37:47

LAST REV

Date	Time
06/14/17	11:40:02
apro	

SALES INFORMATION

TAX DISTRICT | **PAT ACCT.** 993

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGGERTY JOHN S	1223-180		6/28/2000	CONVENIENC	1	No	No		John Haggerty-died 6/25/09
JOHN S. HAGGERT	901-92		2/13/1978	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	25 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2016	6567	WOOD STO	7,500	C				Wood stove install

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
3/14/1996	MEAS+INSPCTD	606	
12/1/1986	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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.36		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,520						2,500	Wetland

Total AC/HA: 2.19655	Total SF/SM: 95682	Parcel LUC: 101	ONE FAM	Prime NB Desc: RES CAT 3	Total: 800,920	Spl Credit	Total: 800,900

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1969 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50 %
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

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:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.5 %	

CALC SUMMARY

Basic $ / SQ:	173.00
Size Adj.:	1.03155792
Const Adj.:	1.00999999
Adj $ / SQ:	180.244
Other Features:	47000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692993
Depreciation:	183643
Depreciated Total:	509350

COMMENTS

BELOW STREET .

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: 9		BRs: 4		Baths: 2		HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 658986.7617

Juris. Factor:		Before Depr:	180.24
Special Features:	11900	Val/Su Net:	122.61
Final Total:	521200	Val/Su SzAd	244.58

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,131	180.240	384,100
LLV	LOWR LEVEL	1,568	157.710	247,295
WDK	WOOD DECK	286	20.580	5,886
OSP	SCRN PORCH	156	24.070	3,756
BMT	BASEMENT	110	45.060	4,957
	Net Sketched Area:	4,251	Total:	645,994
Size Ad	2131	Gross Area	4251 FinArea	2915

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

121 36 0

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
2	SHED/FR	D	Y	1	224	A	AV	1969	16.05	T	70	101			1,100			1,100
96	WHIRL PL	M	S	1	6	A	AV	1969	2,700.00	B	26.5	101			11,900			11,900

More: N	Total Yard Items:	1,100	Total Special Featues:	11,900	Total: 13,000