

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

164!



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 234 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | | | |
|-----------|----------------------|-------|------------|
| Owner 1: | KETTERINGHAM SUSAN M | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 234 CONCORD 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 .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | A | SEPTIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 4 | MEDIUM |

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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 40075 | | SQUARE FE | PRIME SITE | | 0 | 6.25 | 1.697 | R2 | | | | | | | | | 425,141 | | | | | | 425,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 432,500 | 7,100 | 0.920 | 425,100 | 864,700 |
| Total Card | 432,500 | 7,100 | 0.920 | 425,100 | 864,700 |
| Total Parcel | 432,500 | 7,100 | 0.920 | 425,100 | 864,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 224.72 | /Parcel: 224.72 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 387,000 | 7100 | .92 | 431,900 | 826,000 | 826,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 373,500 | 7100 | .92 | 417,700 | 798,300 | 798,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 373,500 | 7100 | .92 | 417,700 | 798,300 | 798,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 366,600 | 7100 | .92 | 405,400 | 779,100 | 779,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 366,600 | 7100 | .92 | 405,400 | 779,100 | 779,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 352,700 | 7100 | .92 | 343,500 | 703,300 | 703,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 302,200 | 6500 | .92 | 308,100 | 616,800 | 616,800 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 296,100 | 6500 | .92 | 299,300 | 601,900 | 601,900 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| KETTERINGHAM JO | 20820-544 | | 10/16/1990 | FAMILY | 66556 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|-------|--------|-----|------------|----------|----------|---------------------|
| 6/17/2015 | 6120 | ROOF | 1,300 | C | | | | Strip and re-roof g |
| 10/20/2011 | 4906 | ROOF | | C | | | | strip & re-roof dw |
| 11/5/2010 | 4602 | ROOF | | C | | | | strip and re-roof |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 8/7/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/29/2006 | MEAS/EXT INS | 615 | |
| 5/11/1996 | MEAS+INSPCTD | 606 | |
| 1/13/1996 | MEAS/EXT INS | 606 | |
| 12/14/1988 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 0.92000 | Total SF/SM: | 40075.20 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 2 | Total: | 425,141 | SpI Credit: | | Total: | 425,100 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 5 - CAPE |
| Sty Ht: | 1T - 1T |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 1 - WOOD SHING |
| Sec Wall: | % |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | B- - GOOD (-) | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|----------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal: | 2 - PLASTER | | |
| Sec Int Wall: | % | | |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | % | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | B | | |
| Heat Fuel: | 1 - OIL | | |
| Heat Type: | 3 - FORCED H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

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

BATH FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

OTHER FEATURES

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

CONDO INFORMATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 25.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 25.8% |

DEPRECIATION

| | |
|--------------------|------------|
| Basic \$ / SQ: | 95.00 |
| Size Adj.: | 0.91667825 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 88.826 |
| Other Features: | 70673 |
| Grade Factor: | 1.26 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 582882 |
| Depreciation: | 150384 |
| Depreciated Total: | 432499 |

CALC SUMMARY

| | | | | |
|-------------------|-----------|-------------|------|---------------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | | Ind.Val 334900.0000 |
| Juris. Factor: | | Val/Su Fin: | | 112.40 |
| Special Features: | 0 | Val/Su Net: | | 69.32 |
| Final Total: | 432500 | Val/Su SzAd | | 120.15 |

COMMENTS

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|--------|----|----|----|----|----|---|---|
| 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 | RM: | 10 | BR: | 5 | Baths: | 3 | HB | 1 | | | | |

RESIDENTIAL GRID

| | |
|------------|-----------------------------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | No Unit 1 RMS 10 BRS 5 FL 1 |

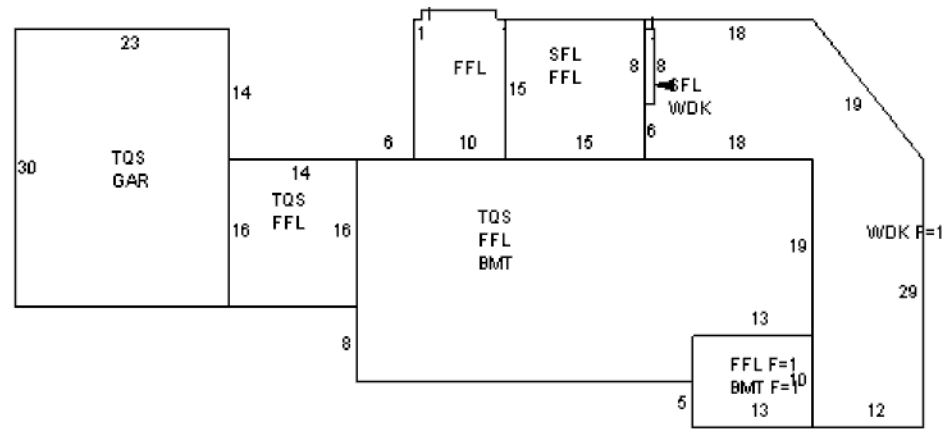
REMODELING

| | |
|------------|-----------------------------|
| REMODELING | RES BREAKDOWN |
| Exterior: | No Unit 1 RMS 10 BRS 5 FL 1 |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | No Unit 1 RMS 10 BRS 5 FL 1 |

COMPARABLE SALES

| | | | | |
|-------------------|--------|-------------|--|--------|
| Juris. Factor: | | Val/Su Fin: | | 112.40 |
| Special Features: | 0 | Val/Su Net: | | 69.32 |
| Final Total: | 432500 | Val/Su SzAd | | 120.15 |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL | 1ST FLOOR | 1,848 | 88.830 | 164,151 |
| TQS | 3/4 STORY | 1,519 | 88.830 | 134,905 |
| BMT | BASEMENT | 1,241 | 28.870 | 35,826 |
| WDK | WOOD DECK | 708 | 16.260 | 11,514 |
| GAR | GARAGE | 690 | 36.000 | 24,840 |
| SFL | 2ND FLOOR | 233 | 88.830 | 20,696 |
| Net Sketched Area: | | 6,239 | Total: | 391,932 |
| Size Ad | 3599.75 | Gross Area | 6745 | FinArea 3848 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | FLA | 20 | A | |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 12 | POOL I-G | D | Y | 1 | 590 | A | AV | 1989 | 22.00 | T | 50 | 101 | | | 6,500 | | | 6,500 |
| 2 | SHED/FR | D | Y | 1 | 6x8 | A | AV | 2007 | 15.00 | T | 15 | 101 | | | 600 | | | 600 |

PARCEL ID 173 21 0

| | | | | | | | |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 7,100 | Total Special Features: | | Total: | 7,100 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|

IMAGE

AssessPro Patriot Properties, Inc

