



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
273		CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	SLISKI ALAN PAUL
Owner 2:	SLISKI SUSAN J KATZ
Owner 3:	
Street 1:	273 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5120 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 4.665 ACRES of land mainly classified as 017 with a(n) DECK HSE Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		5445		SQUARE FE	PRIME SITE		0	6.25	9.000	R2									306,281						306,300	
717	PRDWOOD		1		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									30,000			121			121	
717	PRDWOOD		3.54		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									106,200			121			428	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	378,700	71,300	0.125	306,300	756,300		0
717			4.540	549	549		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Total Value per SQ unit /Card: 193.02	08/08/13
						/Parcel: 193.02	
						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	017	FV	347,500	71300	4.665	447,400	866,200	730,449	Year End Roll	9/26/2019
2019	017	FV	325,700	71300	4.665	437,100	834,100	698,349	Create Final value 2019	6/4/2019
2018	017	FV	325,700	71300	4.665	437,100	834,100	698,300	Year End Roll	9/28/2017
2017	017	FV	325,700	71300	4.665	428,300	825,300	689,341	Year End Roll	9/29/2016
2016	017	FV	322,600	71300	4.665	428,300	822,200	686,322	Year End Roll	1/14/2016
2015	017	FV	310,100	71300	4.665	383,700	765,100	629,222	Year End	10/2/2014
2014	017	FV	304,900	58800	4.665	358,200	721,900	585,895	Year End Roll	1/23/2014
2013	017	FV	298,700	58800	4.665	351,800	709,300	573,295	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE PHI	17819-365		1/28/1987		85000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2017	6883	ROOF	14,700	C				Strip & re-roof dw
7/18/2006	3478	RENO-ADD	40,000	C				new deck & screen
6/5/2001	2253	MANUAL	2,000	C	5/25/2002			cupola on barn as

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/8/2013	MEAS/EXT INS	25	D ERSKINE
5/25/2007	MEAS/EXT INS	100	
5/25/2002	MEAS/EXT INS	613	
3/22/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	7 - BELOW AVG		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	AV - Average	19.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>19.5%</b>

**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
33	2 ST BARN	D	Y	1	37X37	G	AV	1991	68.75	T	27	101			68,700			68,700
2	SHED/FR	D	Y	1	80	A	AV	1992	15.00	T	50	101			600			600
22	WOOD DK	D	Y	1	10x10	A	AV	2001	28.50	T	30	101			2,000			2,000

More:	N	Total Yard Items:	71,300	Total Special Features:		Total:	71,300
-------	---	-------------------	--------	-------------------------	--	--------	--------

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	95.00
Size Adj.:	0.97641510
Const Adj.:	0.98000002
Adj \$ / SQ:	90.904
Other Features:	50500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	470445
Depreciation:	91737
Depreciated Total:	378708

**CALC SUMMARY**

Rate:	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	96.58	
Special Features:	0	Val/Su Net:	52.24	
Final Total:	378700	Val/Su SzAd	142.91	

**COMMENTS**

CONFIRMATORY DEED OF EARL IER INSPEC BOOK 15701 PAGE 459 DATE 7\*24\*84LONG DIRT DRIVEWAY .

**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	RM:	8	BR:	4
	Baths:	2	HB:	1

**REMODELING**

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

**RES BREAKDOWN**

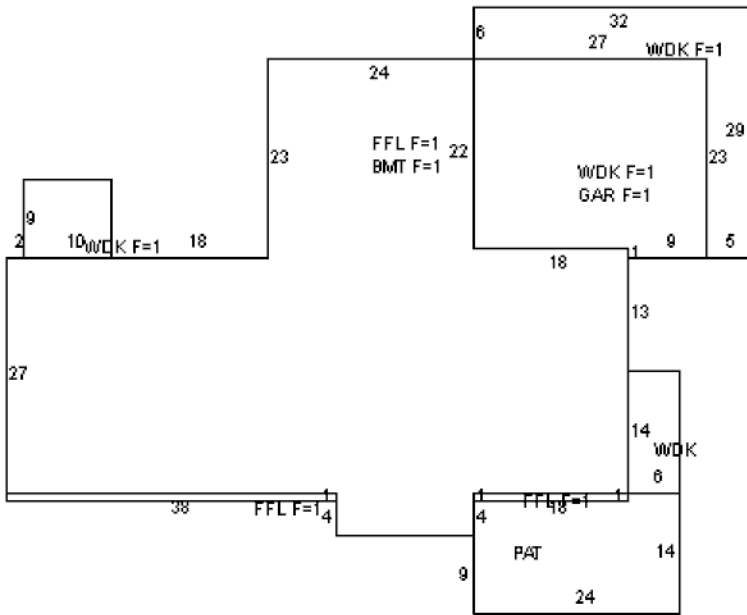
No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

**COMPARABLE SALES**

WtAv\$/SQ:					AvRate:					Ind.Val					0.00000				
Juris. Factor:					Val/Su Fin:					96.58									
Special Features:					0					Val/Su Net:					52.24				
Final Total:					378700					Val/Su SzAd					142.91				

**PARCEL ID** 177 61 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,650	90.900	240,896	
BMT	BASEMENT	2,594	33.860	87,838	
WDK	WOOD DECK	1,084	15.560	16,872	
GAR	GARAGE	603	36.000	21,708	
PAT	PATIO	318	7.000	2,226	
Net Sketched Area:		7,249	Total:	369,540	
Size Ad	2650	Gross Area	7249	FinArea	3921

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	49	A	0

**IMAGE**



*AssessPro* Patriot Properties, Inc