



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | ACORN LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LINCOLN MARCUS |
| Owner 2: | LINCOLN SHARON C |
| Owner 3: | |
| Street 1: | 12 ACORN LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1509 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | HUANG TAI SAN TR - |
| Owner 2: | HUANG FU MEI TR - |
| Street 1: | 12 ACORN LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1509 |

NARRATIVE DESCRIPTION

This Parcel contains 2.48 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infl | 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 | 7. | 1.000 | R3 | | | | | | | | | 560,000 | | | | | | 560,000 | |
| 101 | ONE FAM | | 0.643 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 19,290 | | | | | | 19,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|-------------------|-----------|
| 101 | 288,000 | 28,700 | 2.480 | 579,300 | 896,000 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 288,000 | 28,700 | 2.480 | 579,300 | 896,000 | Entered Lot Size | |
| Total Parcel | 288,000 | 28,700 | 2.480 | 579,300 | 896,000 | Total Land: | |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 309.97 | | /Parcel: 309.97 | | | 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 | 285,600 | 28700 | 2.48 | 579,300 | 893,600 | 893,600 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 260,800 | 28700 | 2.48 | 561,700 | 851,200 | 851,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 257,800 | 28700 | 2.48 | 561,700 | 848,200 | 848,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 255,300 | 28700 | 2.48 | 531,300 | 815,300 | 815,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 252,800 | 28700 | 2.48 | 516,100 | 797,600 | 797,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 247,900 | 28700 | 2.48 | 479,300 | 755,900 | 755,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 238,000 | 28700 | 2.48 | 431,300 | 698,000 | 698,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 233,000 | 28700 | 2.48 | 419,300 | 681,000 | 681,000 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| HUANG TAI SAN T | 51291-132 | | 6/10/2008 | | 780000 | No | No | | | |
| HUANG, TAI-SAN | 25194-23 | | 2/24/1995 | CONVENIENC | 0 | No | No | | | |
| JAMES TURNER | 18919-26 | | 3/14/1988 | | 395000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|-------|--------|-----|------------|----------|----------|--------------------|
| 5/6/2011 | 4714 | POOL | 7,770 | C | | | | install 15x30 abov |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 5/23/2018 | INFO AT DOOR | 622 | K Cuoco |
| 2/24/2009 | MEAS+INSPCTD | 100 | |
| 12/7/2006 | MEAS+INSPCTD | 100 | |
| 7/15/2006 | MEAS+INSPCTD | 615 | |
| 2/15/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | | |
|---------------|----------------|--------|---|
| Type: | 19 - RANCH | | |
| Sty Ht: | 1 - 1 | | |
| (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: | C+ - AVG. (+) | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | 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: | S | | |
| Heat Fuel: | 3 - ELECTRIC | | |
| Heat Type: | 15 - HEAT PUMP | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 8 | POOL A-O | D | Y | 1 | 15x30 | A | AV | 2011 | 75.00 | T | 15 | 101 | | | 28,700 | | | 28,700 |

| | | | | | | | |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 28,700 | Total Special Features: | | Total: | 28,700 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 3 | 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: | FAIR |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

CONDO INFORMATION

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

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 22.0% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | 22.4% | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 86.00 |
| Size Adj.: | 1.05927837 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 92.920 |
| Other Features: | 52512 |
| Grade Factor: | 1.12 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 371188 |
| Depreciation: | 83146 |
| Depreciated Total: | 288042 |

COMMENTS

see plan 2463 of 1955 in PCR file..

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: 6 | | | | | | BRs: 3 | | | Baths: 3 | | HB | |

REMODELING

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

RES BREAKDOWN

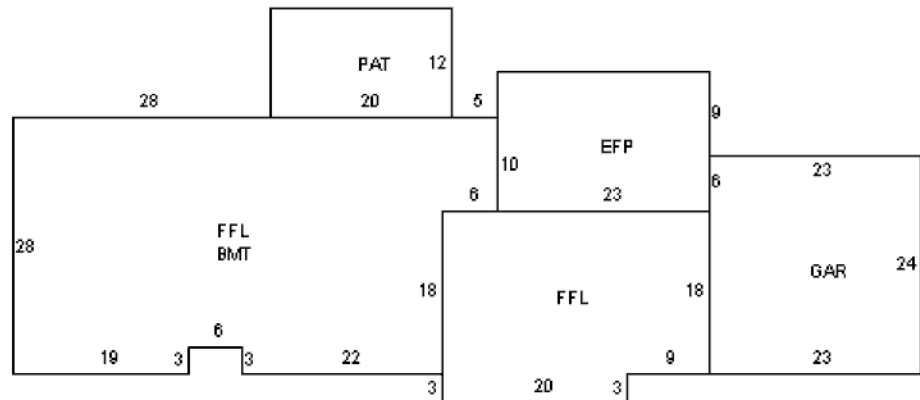
| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price | |
|-------------------|-----------|-------------|--------|------------|-------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val | 350000.0000 |
| Juris. Factor: | | Val/Su Fin: | 99.62 | | |
| Special Features: | 0 | Val/Su Net: | 64.94 | | |
| Final Total: | 288000 | Val/Su SzAd | 148.45 | | |

PARCEL ID 119 38 0

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,940 | 92.920 | 180,265 | |
| BMT | BASEMENT | 1,358 | 47.620 | 64,670 | |
| GAR | GARAGE | 552 | 36.000 | 19,872 | |
| EFP | ENCL PORCH | 345 | 36.000 | 12,420 | |
| PAT | PATIO | 240 | 7.000 | 1,680 | |
| Net Sketched Area: | | 4,435 | Total: | 278,907 | |
| Size Ad | 1940 | Gross Area | 4435 | FinArea | 2891 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | FLA | 70 | A | 0 |

IMAGE

AssessPro Patriot Properties, Inc

