



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ACORN LN, LINCOLN

OWNERSHIP

Owner 1:	MORSE ALAN
Owner 2:	MORSE MAUREEN
Owner 3:	
Street 1:	9 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOREAN HOPE CHURCH IN BOSTON -
Owner 2:	-
Street 1:	285 LAKE ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 Infru	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	PARSONAGE
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	231,600	5,500	1.850	560,400	797,500
Total Card	231,600	5,500	1.850	560,400	797,500
Total Parcel	231,600	5,500	1.850	560,400	797,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		281.98	/Parcel: 281.98

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
10/28/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,700	5500	1.85	560,400	788,600	788,600	Year End Roll	9/26/2019
2019	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Create Final value 2019	6/4/2019
2018	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Year End Roll	9/28/2017
2017	101	FV	218,300	5500	1.85	512,400	736,200	736,200	Year End Roll	9/29/2016
2016	101	FV	213,800	5500	1.85	497,200	716,500	716,500	Year End Roll	1/14/2016
2015	101	FV	211,600	5500	1.85	460,400	677,500	677,500	Year End	10/2/2014
2014	101	FV	202,700	5500	1.85	412,400	620,600	620,600	Year End Roll	1/23/2014
2013	101	FV	198,300	5500	1.85	400,400	604,200	604,200	Year End Roll	10/25/2012

Parcel ID 119 41 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOREAN HOPE CHU	49446-114		5/15/2007	INVOLVED GOV	765000	No	No			
DUMAINE DEBORAH	46905-429		1/31/2006	INVOLV CHAR	760000	No	No			
ERICSON HERBERT	22115-44		6/11/1992		358000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
5/21/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	
6/14/1994	FIELDREV CHG	600	
2/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	18	- SPLIT ENTRY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1956	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:	2		
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:	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
15	SHOP	D	Y	1	280	G	GD	1956	27.50	T	40	101			4,600			4,600
19	PATIO	D	Y	1	20X22	A	AV	1960	7.00	T	70	101			900			900

More: N Total Yard Items: 5,500 Total Special Features: Total: 5,500

**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:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6%

**CALC SUMMARY**

Basic \$ / SQ:	80.00
Size Adj.:	1.10005832
Const Adj.:	1.01999998
Adj \$ / SQ:	89.765
Other Features:	64240
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	333718
Depreciation:	102118
Depreciated Total:	231600

**COMMENTS**

WOODSTOVE IN SHED!! 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													

**REMODELING**

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

**RES BREAKDOWN**

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

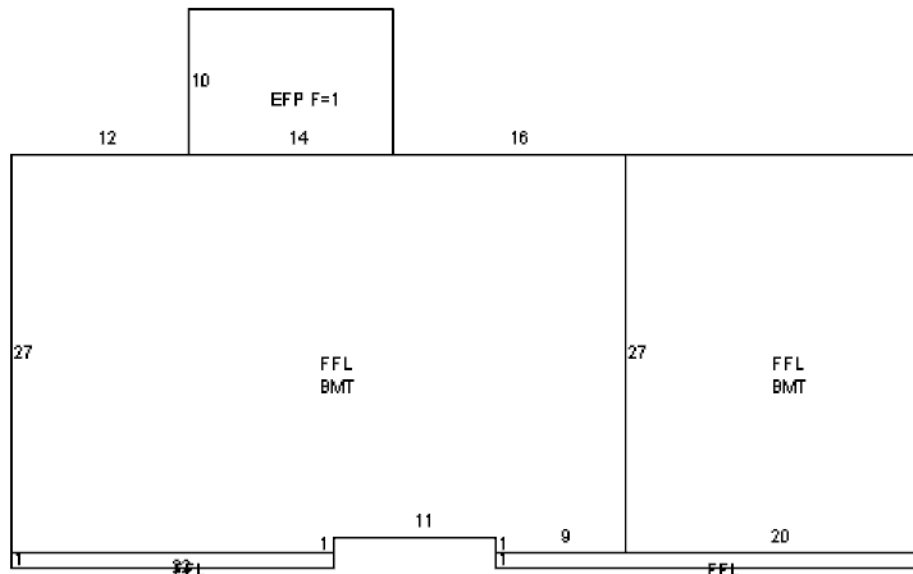
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:		Ind.Val	635392.8425	
Juris. Factor:			Val/Su Fin: 81.90	
Special Features: 0			Val/Su Net: 65.85	
Final Total:		231600	Val/Su SzAd 135.12	

**PARCEL ID**

119 41 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,714	89.760	153,857
BMT	BASEMENT	1,663	44.990	74,826
EFP	ENCL PORCH	140	36.000	5,040
Net Sketched Area:		3,517	Total:	233,723
Size Ad	1714	Gross Area	3517	FinArea 2828

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		67	A

**IMAGE**

*AssessPro* Patriot Properties, Inc

