

Town Of Lincoln



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEFANIS DIMITRIOS A
Owner 2:	TOKATLIAN TALINE
Owner 3:	
Street 1:	3 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1505 Type:

PREVIOUS OWNER

Owner 1:	STEFANIS - DIMITRIOS A
Owner 2:	-
Street 1:	3 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1505

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	250,100	1,600	1.840	560,100	811,800
Total Card		250,100	1,600	1.840	560,100
Total Parcel		250,100	1,600	1.840	560,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 368.77		/Parcel: 368.77	

Legal Description	User Acct
	0
	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	222,800	1600	1.84	560,100	784,500	784,500	Year End Roll	9/26/2019
2019	101	FV	216,600	1600	1.84	542,500	760,700	760,700	Create Final value 2019	6/4/2019
2018	101	FV	216,600	1600	1.84	542,500	760,700	760,700	Year End Roll	9/28/2017
2017	101	FV	212,400	1600	1.84	512,100	726,100	726,100	Year End Roll	9/29/2016
2016	101	FV	212,400	1600	1.84	496,900	710,900	710,900	Year End Roll	1/14/2016
2015	101	FV	204,000	1600	1.84	460,100	665,700	665,700	Year End	10/2/2014
2014	101	FV	201,900	1600	1.84	412,100	615,600	615,600	Year End Roll	1/23/2014
2013	101	FV	197,700	1600	1.84	400,100	599,400	599,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEFANIS,DIMITR	61522-332		4/2/2013	FAMILY		1	No	No		
STEFANIS,DIMITR	61522-330		4/2/2013	FAMILY		1	No	No		
JARRELL KEVIN L	33353-69		7/31/2001		615000	No	No			
TURNER, JAMES R	26867-234		11/29/1996		395000	No	No			
	10519-243		5/19/1964		33000	No	No			

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+INSPCTD	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/10/1996	MEAS+INSPCTD	606	
2/19/1996	MEAS+EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

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:	C+	- AVG. (+)
Year Blt:	1956	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 0
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	
37	STABLE		D	Y	1	250	A	AV	1956			16.00	T	60	101			1,600	1,600

More: N	Total Yard Items: 1,600	Total Special Features: 0	Total: 1,600
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BATH FEATURES

Full Bath:	1	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: 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:	GD	- Good	22.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			22.6%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.06496060
Const Adj.:	1.01999998
Adj \$ / SQ:	103.195
Other Features:	39500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	323123
Depreciation:	73026
Depreciated Total:	250097

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	RM	8	BR	3	Bath	1	HB	1				

REMODELING

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

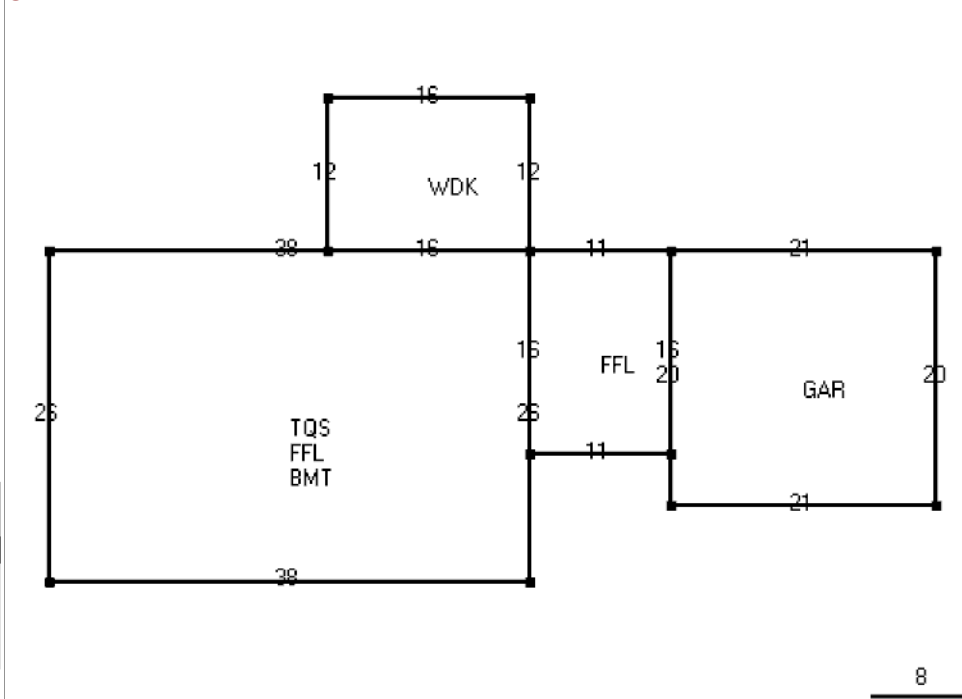
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	258200.0000	
Juris. Factor:	Val/Su Fin:	113.63		
Special Features:	Val/Su Net:	71.36		
Final Total:	250100	Val/Su SzAd	131.29	

PARCEL ID 119 42 0

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,164	103.190	120,119
BMT	BASEMENT	988	33.540	33,136
TQS	3/4 STORY	741	103.190	76,467
GAR	GARAGE	420	36.000	15,120
WDK	WOOD DECK	192	21.670	4,161
Net Sketched Area:		3,505	Total:	249,003
Size Ad	1905	Gross Area	3752	FinArea 2201

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

AssessPro Patriot Properties, Inc

