

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FRIDOLIN HL, LINCOLN

OWNERSHIP

Owner 1:	TASKOR YESIM
Owner 2:	PIRNAR HALIL ALI
Owner 3:	
Street 1:	5 FRIDOLIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BARRON - DONALD W
Owner 2:	-
Street 1:	5 FRIDOLIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.803 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		78527.4		SQUARE FE	PRIME SITE		0	8.	1.013	R4									636,466						636,500	

Total AC/HA:	1.80274	Total SF/SM:	78527.35	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	636,466	SpI Credit	Total:	636,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	867,400		1.803	636,500	1,503,900	934	0			
							GIS Ref			
							GIS Ref			
Total Card					867,400	1.803	636,500	1,503,900	Entered Lot Size	
Total Parcel					867,400	1.803	636,500	1,503,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		302.11	/Parcel:	302.11	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	859,900	0	1.803	660,300	1,520,200	1,520,200	Year End Roll	9/26/2019
2019	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Create Final value 2019	6/4/2019
2018	101	FV	838,700	0	1.803	642,800	1,481,500	1,481,500	Year End Roll	9/28/2017
2017	101	FV	778,200	0	1.803	636,500	1,414,700	1,414,700	Year End Roll	9/29/2016
2016	101	FV	754,800	0	1.803	618,200	1,373,000	1,373,000	Year End Roll	1/14/2016
2015	101	FV	747,600	0	1.803	572,000	1,319,600	1,319,600	Year End	10/2/2014
2014	101	FV	697,200	0	1.803	533,000	1,230,200	1,230,200	Year End Roll	1/23/2014
2013	101	FV	682,800	0	1.763	513,700	1,196,500	1,196,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRON,DONALD W	1516-69		9/29/2017	MULTI-PARCEL	1400000	No	No			
KOCH VICTOR R,	1325-6		8/17/2006		1506000	No	No			This property also has 1/2 ownershi
FILLMORE MICHA E	1202-30		3/16/1999		888000	No	No			
HAGMANN ROBERT	1174-51		7/14/1997	OTHER	400000	Yes	No			ADDNL 1ST \$100000

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/1997	1235	NEW HOME	340,000	C	6/23/1998			6/23/98 90%

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
8/23/2007	MEAS/EXT INS	617	D HASCHIG
7/1/1999	MEAS/EXT INS	600	
3/27/1999	MEAS/EXT INS	602	
6/23/1998	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	48 6 5
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	16:52:28

LAST REV

Date	Time
10/13/17	15:59:11

blakeley  
1383

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(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:	A- - V GOOD-
Year Blt:	1997
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	
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:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	
% Sprinkled:	

**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

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	13.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		13.2%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	0.87053037
Const Adj.:	1.01999998
Adj \$ / SQ:	84.354
Other Features:	69742
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	999281
Depreciation:	131905
Depreciated Total:	867376

**COMMENTS**

Also owns 50% of 48-6-6, a 4.19-acre parcel of open space..

**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:	9	BR:	5	Bath:	3	HB:	2				

**REMODELING**

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

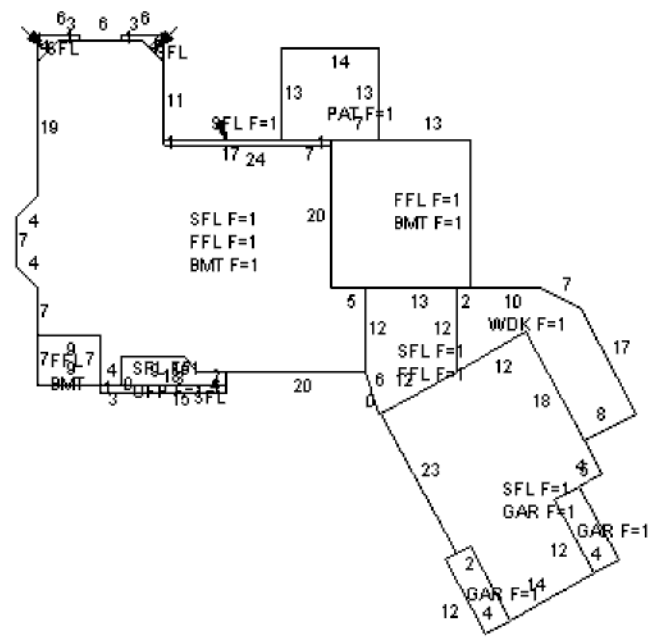
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	5	
<b>Totals</b>			
1	9	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1216799.601
Juris. Factor:		Val/Su Fin:	174.25	
Special Features:	0	Val/Su Net:	103.08	
Final Total:	867400	Val/Su SzAd:	174.25	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,664	84.350	224,720
FFL	1ST FLOOR	2,314	84.350	195,196
BMT	BASEMENT	2,119	21.090	44,687
GAR	GARAGE	816	36.000	29,376
WDK	WOOD DECK	270	19.530	5,273
PAT	PATIO	182	7.000	1,274
OPF	OPEN PORCH	50	15.000	750
Net Sketched Area:		8,415	Total:	501,275
Size Ad	4978	Gross Area	8415	FinArea 4978

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

