

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SALWITZ RICHARD D
Owner 2:	SALWITZ SUSAN FULMER
Owner 3:	
Street 1:	PO BOX 183
Street 2:	129 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3603 Type:

PREVIOUS OWNER

Owner 1:	RHINES MICHAEL E -
Owner 2:	RHINES BARBARA M -
Street 1:	129 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3603

NARRATIVE DESCRIPTION

This Parcel contains .991 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		43173.6		SQUARE FE	PRIME SITE		0	7.	1.597	R3									482,665						482,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	244,400	20,400	0.991	482,700	747,500
Total Card	244,400	20,400	0.991	482,700	747,500
Total Parcel	244,400	20,400	0.991	482,700	747,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		331.71	/Parcel: 331.71

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,300	20400	.991	482,700	745,400	745,400	Year End Roll	9/26/2019
2019	101	FV	227,800	20400	.991	467,500	715,700	715,700	Create Final value 2019	6/4/2019
2018	101	FV	227,800	20400	.991	467,500	715,700	715,700	Year End Roll	9/28/2017
2017	101	FV	221,500	20400	.991	441,300	683,200	683,200	Year End Roll	9/29/2016
2016	101	FV	217,300	20400	.991	428,200	665,900	665,900	Year End Roll	1/14/2016
2015	101	FV	215,200	20400	.991	396,500	632,100	632,100	Year End	10/2/2014
2014	101	FV	200,600	20400	.991	355,100	576,100	576,100	Year End Roll	1/23/2014
2013	101	FV	196,400	20400	.931	340,800	557,600	557,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RHINES MICHAEL	43302-268		7/16/2004		711000	No	No	
BYRON ALAN C/WA	23596-113		8/30/1993		312000	No	No	

TAX DISTRICT

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PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/17/2000	1972	ROOF		C	6/30/2001			
6/10/1998	1436	SCREENPR	5,600	C	2/20/1999			
8/21/1996	1031-96	GARAGE	13,800	C	6/3/1997			90% 2/28/98 100%
2/16/1996	899-96	FINISH B	1,500	C	6/21/1996			
8/16/1993	314	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
11/22/2010	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS+INSPCTD	600	
2/20/1999	MEAS/EXT INS	602	
1/27/1996	MEAS+INSPCTD	606	
7/5/1994	FIELDREV CHG	600	
12/14/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)
Year Blt:	1910
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1
A Kits:	
Frpl:	
WSFlue:	1

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average
Functional:	
Economic:	
Special:	
Override:	
Total:	34%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	1.12902713
Const Adj.:	1.09140003
Adj \$ / SQ:	117.061
Other Features:	44750
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	370275
Depreciation:	125893
Depreciated Total:	244381

**COMMENTS**

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**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:	7	BR:	3	Bath:	2	HB					

**REMODELING**

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**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
3	GARAGE	D	Y	1	22X22	G	AV	1997	45.00	T	18	101			17,900			17,900
92	SCREEN HSE	D	Y	1	12X12	A	AV	1999	25.00	T	30	101			2,500			2,500

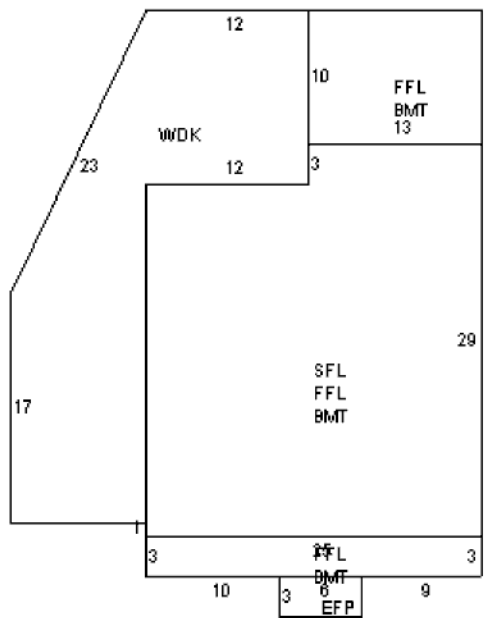
More: N

Total Yard Items: 20,400

Total Special Features:

Total: 20,400

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	894	62.190	55,597	
FFL	1ST FLOOR	894	117.060	104,652	
SFL	2ND FLOOR	689	117.060	80,655	
WDK	WOOD DECK	431	17.560	7,567	
EFP	ENCL PORCH	18	36.000	648	
Net Sketched Area:		2,926	Total:	249,119	
Size Ad	1583	Gross Area	2926	FinArea	2254

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

