



PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 161, CONCORD RD, LINCOLN

OWNERSHIP

Table with 2 columns: Owner, Address. Owners: JENSEN TR RICHARD W, SINGH TR SABITA, SINGH REV TR/JENSEN REV TRUST. Address: PO BOX 336, LINCOLN, MA.

PREVIOUS OWNER

Table with 2 columns: Owner, Address. Owners: JENSEN - RICHARD W, SINGH - SABITA. Address: PO BOX 336, LINCOLN, MA.

NARRATIVE DESCRIPTION

This Parcel contains 1.98 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1939, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrpt/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Descrpt, %, Item, Code, Descrpt. Includes Census, Flood Haz, D, s, t, Exmpt, Topo, Street, Traffic.

LAND SECTION (First 7 lines only)

Table with 25 columns: 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.

IN PROCESS APPRAISAL SUMMARY

Table with 7 columns: Use Code, Building Value, Yard Items, Land Size, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost, Total Value per SQ unit /Card, /Parcel.

Table with 2 columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type.

PREVIOUS ASSESSMENT

Table with 12 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Includes Parcel ID 155 1 0.

SALES INFORMATION

Table with 12 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Assoc PCL Value, Notes. Includes TAX DISTRICT and PAT ACCT.

BUILDING PERMITS

Table with 10 columns: Date, Number, Descrpt, Amount, C/O, Last Visit, Fed Code, F. Descrpt, Comment.

ACTIVITY INFORMATION

Table with 5 columns: Date, Result, By, Name. Includes Sign: VERIFICATION OF VISIT NOT DATA.

### EXTERIOR INFORMATION

Type:	22 - CONVENTNL
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
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:	1939
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:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# 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
3	GARAGE	D	Y	1	22X24	A	AV	1945	36.00	T	60	101			7,600			7,600
6	CARPORT	D	Y	1	24X40	A	AV	1945	22.00	T	60	101			8,400			8,400
3	GARAGE	D	Y	1	16X24	A	FR	1945	36.00	T	80	101			2,800			2,800
3	GARAGE	D	Y	1	24X24	A	AV	1950	36.00	T	60	101			8,300			8,300

More: N Total Yard Items: 27,100 Total Special Features: Total: 27,100

### BATH FEATURES

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

### OTHER FEATURES

Kits:	1	Rating:	GOOD
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	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.%

### CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.91240358
Const Adj.:	0.99970198
Adj \$ / SQ:	86.653
Other Features:	75216
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	530942
Depreciation:	138045
Depreciated Total:	392897

### COMMENTS

9/2012 Combined 82-13-1 with this parcel.

### 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:	9	BRs:	5	Baths:	2	HB						

### REMODELING

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

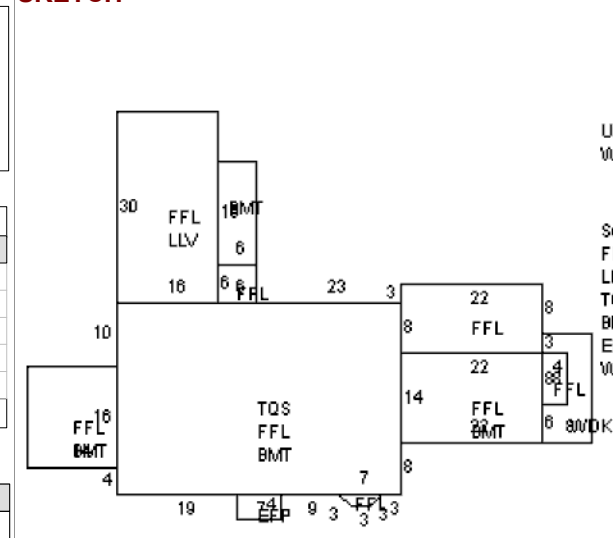
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				781780.2020
Juris. Factor:		Val/Su Fin:		93.79
Special Features:	0	Val/Su Net:		62.22
Final Total:	392900	Val/Su SzAd		106.35

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,682	86.650	232,402	
BMT	BASEMENT	1,978	27.080	53,562	
TQS	3/4 STORY	1,013	86.650	87,736	
LLV	LOWR LEVEL	480	43.330	20,797	
WDK	WOOD DECK	134	24.880	3,335	
EFP	ENCL PORCH	28	36.000	1,008	
Net Sketched Area:		6,315	Total:	398,840	
Size Ad	3694.5	Gross Area	6652	FinArea	4189

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

### IMAGE

AssessPro Patriot Properties, Inc

