

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	NICHOLSON CRAIG
Owner 2:	NICHOLSON KATHERINE
Owner 3:	
Street 1:	5 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

Owner 1:	Coyne - James M
Owner 2:	Coyne - Karen L
Street 1:	5 Forester Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3505

NARRATIVE DESCRIPTION

This Parcel contains .78 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		33977		SQUARE FE	PRIME SITE		0	7.	1.948	R3									463,352						463,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	456,500		0.780	463,400	919,900		0
							GIS Ref
							GIS Ref
Total Card	456,500		0.780	463,400	919,900	Entered Lot Size	
Total Parcel	456,500		0.780	463,400	919,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		165.48	/Parcel:	165.48	Insp Date
						Land Unit Type:	07/13/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,500	0	.78	463,400	889,900	889,900	Year End Roll	9/26/2019
2019	101	FV	387,800	0	.78	448,800	836,600	836,600	Create Final value 2019	6/4/2019
2018	101	FV	387,800	0	.78	448,800	836,600	836,600	Year End Roll	9/28/2017
2017	101	FV	377,800	0	.78	423,600	801,400	801,400	Year End Roll	9/29/2016
2016	101	FV	363,800	0	.78	411,100	774,900	774,900	Year End Roll	1/14/2016
2015	101	FV	360,600	0	.78	380,600	741,200	741,200	Year End	10/2/2014
2014	101	FV	337,600	0	.78	340,900	678,500	678,500	Year End Roll	1/23/2014
2013	101	FV	331,100	0	.78	331,000	662,100	662,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Coyne,James M	60998-80		1/17/2013	PARTIAL INTR	1565000	No	No			land also in Waltham
HOLWAY THERESA	28784-168		6/30/1998	OTHER	780500	Yes	No			partially in Waltham
FIRST ATLANTIC	23218-289		5/24/1993	PARTIAL INTR	178000	Yes	No			PART IN WALTHAM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2018	7246	RENOVATI	85,000	C	4/5/2019			Interior renovatio
9/7/2016	6548	ROOF	26,000	C				Strip & re-roof dw
4/26/2011	4700	RENOVATI	50,000	C	7/13/2011			reno existing mast
1/7/2005	3114	RENOVATI	125,000	C	6/4/2005			kitchen & window r
8/12/1993	312	NEW HOME	325,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
9/15/2001	M&L COMPLETE	615	
3/5/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/11/1995	MEAS/EXT INS	600	
12/17/1993	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:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			
Partition:	E	- EXTNSIVE	
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:	Yes
% 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	

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Fprl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	10.0%
Functional:			
Economic:	L	- LOCATN	45.0%
Special:			
Override:			
Total:			50.72%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.87674272
Const Adj.:	1.01999998
Adj \$ / SQ:	84.956
Other Features:	97857
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	926309
Depreciation:	469824
Depreciated Total:	456485

COMMENTS

REST OF LAND IN WALTHAM 60% BLDG IN LINCOLN .

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	4	Baths:	3	HB	1				

REMODELING

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

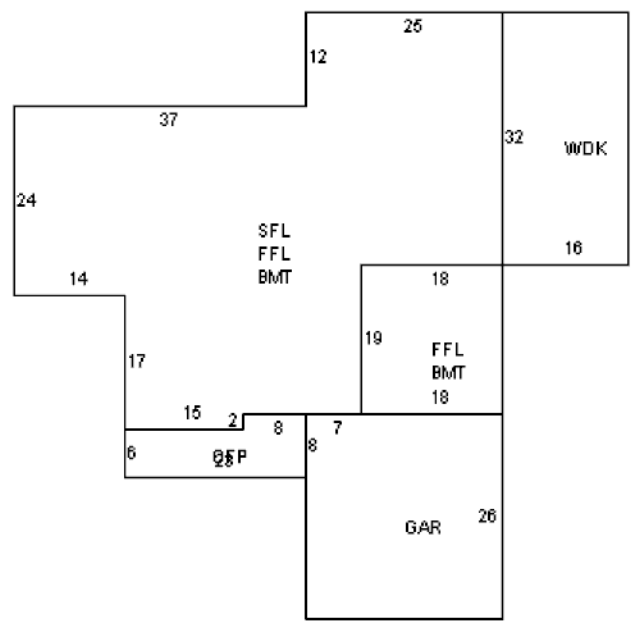
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,538	84.960	215,619	
SFL	2ND FLOOR	2,196	84.960	186,564	
BMT	BASEMENT	1,269	35.040	44,471	
GAR	GARAGE	650	36.000	23,400	
WDK	WOOD DECK	512	17.030	8,721	
OFF	OPEN PORCH	154	15.000	2,310	
Net Sketched Area:		7,319	Total:	481,085	
Size Ad	4734	Gross Area	8588	FinArea	5559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
SFL					
BMT	50	RRM	65	A	0
GAR					
WDK					
OFF					

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 168 6 0