

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	CONSTABLE TR WILLIAM MALCOLM
Owner 2:	CONSTABLE TR JULIE D
Owner 3:	CONSTABLE REVOCABLE TRUSTS
Street 1:	11 BOULDER ROAD
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry Own Occ: N
Postal:	02481 Type:

PREVIOUS OWNER

Owner 1:	PRESTON - KATHARINE M
Owner 2:	-
Street 1:	247 CHRISTIAN ROAD
Twn/City:	ESSEX
St/Prov:	NY Cntry
Postal:	12936

NARRATIVE DESCRIPTION

This parcel contains 2.939 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1933, having primarily CONC BLOCK Exterior and 1488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.102		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									7,714						7,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.939	227,300	800	966,100	1,194,200
Total Card 2.939 227,300 800 966,100 1,194,200					
Total Parcel 2.939 227,300 800 966,100 1,194,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 802.82		/Parcel: 802.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	213,600	700	2.939	938,100	1,152,400		Year End Roll	12/2/2024
2024	101	FV	207,600	700	2.939	918,600	1,126,900		Year end	11/9/2023
2023	101	FV	180,900	700	2.939	746,600	928,200	928,200	Year end	11/3/2022
2022	101	FV	157,400	1000	2.939	691,400	849,800	849,800	Year End Roll	10/19/2021
2021	101	FV	147,500	1000	2.939	646,600	795,100	795,100	Year End Roll	10/15/2020
2020	101	FV	131,500	1000	2.939	670,600	803,100	803,100	Year End Roll	9/26/2019
2019	101	FV	127,800	1000	2.939	653,000	781,800	781,800	Create Final va	6/4/2019
2018	101	FV	127,800	1000	2.939	653,000	781,800	781,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTON, KATHARI	72813-162		6/24/2019	FAMILY		1	No	No	
J TIMOTHY GROBL	15839-313		10/19/1984		165,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2006	3406	MANUAL		C				Install a wood sto
9/4/2001	2332	SHED		C	6/29/2002			

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/28/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
3/28/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 64 7 2

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:

CivilDistrict:

Ratio:

