

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		HILLSIDE RD, LINCOLN

OWNERSHIP

Owner 1:	LUFT TR LUDWIG
Owner 2:	C/O FRITZ LUFT
Owner 3:	
Street 1:	10 ALEWIFE WAY
Street 2:	
Twn/City:	ORLEANS
St/Prov:	MA Cntry Own Occ: Y
Postal:	02653 Type:

PREVIOUS OWNER

Owner 1:	LUFT ANNE DORE -
Owner 2:	-
Street 1:	3 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1951, having primarily WOOD SHING Exterior and 2634 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

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		65339.999		SQUARE FE	PRIME SITE		0	9.98	1.16	R3									754,511						754,500	

Total AC/HA:	1.50000	Total SF/SM:	65340	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	754,511	SpI Credit	Total:	754,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.500	293,700		754,500	1,048,200
Total Card	1.500	293,700		754,500	1,048,200
Total Parcel	1.500	293,700		754,500	1,048,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		398.03	/Parcel: 398.03

Legal Description	User Acct
3215	0
	GIS Ref
	GIS Ref
	Insp Date
	08/07/13
	!2097!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	277,300	0	1.5	732,600	1,009,900		Year End Roll	12/2/2024
2024	101	FV	270,300	0	1.5	718,200	988,500		Year end	11/9/2023
2023	101	FV	247,700	0	1.5	661,500	909,200	909,200	Year end	11/3/2022
2022	101	FV	220,400	0	1.5	598,000	818,400	818,400	Year End Roll	10/19/2021
2021	101	FV	202,100	0	1.5	529,200	731,300	731,300	Year End Roll	10/15/2020
2020	101	FV	200,300	0	1.5	529,200	729,500	729,500	Year End Roll	9/26/2019
2019	101	FV	182,000	0	1.5	512,600	694,600	694,600	Create Final va	6/4/2019
2018	101	FV	182,000	0	1.5	512,600	694,600	694,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUFT ANNE DORE,	1236-86		4/30/2001	CONVENIENC		1	No	No	
LUDWIG LUFT	1061-77		9/11/1989	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	R-20-0187	ROOF	12,800	C	2/16/2021			Strip & re-roof wi
6/28/2018	7119	SHEET MT	11,000	C				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
5/1/2013	FIELDREV CHG	618	G BOURGAULT
6/2/2007	MEAS+INSPCTD	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	82 18 0
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:	

