

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

82,200 / 2,379,800

USE VALUE:

82,200 / 2,379,800

ASSESSED:

82,200 / 2,379,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	GRUBER JOSEPH
Owner 2:	GRUBER LISA K
Owner 3:	
Street 1:	160 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4604

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5.953 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1997, having primarily CLAPBOARD Exterior and 600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R5																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	82,200			82,200
Total Card	0.000	82,200			82,200
Total Parcel	5.953	1,238,000	14,700	1,127,100	2,379,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		137.00	/Parcel: 426.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description
6/07 Excess land does not perc - no secondary building lots possible./ 9/2014 See plan 2013-657 Lot "C"

Parcel ID 167 6 0

Entered Lot Size	Total Land:	Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date 09/09/13

!2249!

Date	Time
09/26/25	18:10:26
Date	Time
08/25/20	15:21:46
blakeley	
2249	

PAT ACCT.



USER DEFINED

Prior Id # 1:	90 6 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:	

