

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	&3	LEWIS ST, LINCOLN

OWNERSHIP

Owner 1:	KANA YAMAN M		
Owner 2:			
Owner 3:			
Street 1:	70 OAK STREET EXT		
Street 2:	APT 1D		
Twn/City:	BROCKTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:			Type:

PREVIOUS OWNER

Owner 1:	CANTLIN - JOHN C		
Owner 2:	-		
Street 1:	2522 STONE MILL ROAD		
Twn/City:	PIKESVILLE		
St/Prov:	MD	Cntry:	
Postal:	21208		

NARRATIVE DESCRIPTION

This parcel contains .53 ACRES of land mainly classified as TWO FAM with a MULTI-TNHS Building built about 1975, having primarily VINYL Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-2	Service Bus	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
104	TWO FAM		23086.8		SQUARE FE	PRIME SITE		0	9.98	2.73	R3									628,002						628,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.530	186,300		628,000	814,300
Total Card	0.530	186,300		628,000	814,300
Total Parcel	0.530	186,300		628,000	814,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		326.24	/Parcel: 326.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	104	FV	179,900	0	.53	609,800	789,700		Year End Roll	12/2/2024
2024	104	FV	173,600	0	.53	597,800	771,400		Year end	11/9/2023
2023	104	FV	173,600	0	.53	550,600	724,200	724,200	Year end	11/3/2022
2022	104	FV	171,100	0	.53	497,700	668,800	668,800	Year End Roll	10/19/2021
2021	104	FV	165,800	0	.53	440,500	606,300	606,300	Year End Roll	10/15/2020
2020	104	FV	165,800	0	.53	440,500	606,300	606,300	Year End Roll	9/26/2019
2019	104	FV	159,500	0	.53	426,600	586,100	586,100	Create Final va	6/4/2019
2018	104	FV	159,500	0	.53	426,600	586,100	586,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTLIN,JOHN C	66006-394		8/31/2015		603,500	No	No		
CANTLIN JOHN H	58356-515		1/26/2011	FAMILY	480,000	No	No		
CANTLIN ANTOINE	46219-274		10/4/2005	CONVENIENC	99	No	No		
CEDAR REALTY, I	13829-590		11/2/1979		91,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	4460	TEMPORAR		C				erect a fench alon
12/3/2009	4342	RENOVATI	4,150	C	4/26/2010			contract new front
10/28/2009	4316	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/30/1996	MEAS/EXT INS	606	
1/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 33 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:	

