



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: KUSIK CHARLES L
 Owner 2: KUSIK WENDY L
 Owner 3:
 Street 1: 209 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-5100 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	389,300	2,200	1.400	503,700	895,200
Total Card 389,300 2,200 1.400 503,700 895,200					
Total Parcel 389,300 2,200 1.400 503,700 895,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 319.03		/Parcel: 319.03	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	04/27/17

PREVIOUS OWNER

Owner 1: KUSIK CHARLES L -
 Owner 2: PALU KUSIK WENDY LYNN -
 Street 1: 209 LINCOLN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-5100

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	389,300	2200	1.4	503,700	895,200	895,200	Year End Roll	9/28/2017
2017	101	FV	383,000	0	1.4	475,500	858,500	858,500	Year End Roll	9/29/2016
2016	101	FV	376,000	0	1.4	461,400	837,400	837,400	Year End Roll	1/14/2016
2015	101	FV	372,600	0	1.4	427,200	799,800	799,800	Year End	10/2/2014
2014	101	FV	348,300	0	1.4	382,600	730,900	730,900	Year End Roll	1/23/2014
2013	101	FV	341,400	0	1.14	354,500	695,900	695,900	Year End Roll	10/25/2012
2012	101	FV	348,300	0	1.14	389,900	738,200	738,200	Year End	1/26/2012
2011	101	FV	355,300	0	1.14	396,300	751,600	751,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KUSIK CHARLES L	1257-80		8/29/2002	CONVENIENC		1	No	No		
SNYDER STEVEN J	979-27		6/24/1983		163000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1949, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2011	4748	MANUAL	2,581	C				air stealing and i
9/7/2007	3761	RENOVATI	8,950	C	6/19/2008			redo kits,install
10/11/2000	2106	MANUAL	50,000	C	6/15/2001			dormer with bedroo
12/5/1996	1097-96	ADDITION	73,000	C	5/27/1997			
8/24/1994	552-94	RENOVATI	14,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/19/2008	PERMIT VISIT	100	B MORGAN
6/15/2001	MEAS/EXT INS	613	M COLE
3/14/1998	MEAS+INSPCTD	602	D TUCKER
5/27/1997	MEAS+INSPCTD	602	D TUCKER
5/13/1996	MEAS+INSPCTD	606	J SMITH
4/2/1996	MEAS/EXT INS	606	J SMITH
8/24/1995	PERMIT VISIT	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60983.6		SQUARE FE	PRIME SITE		0	6.78	1.218	R3									503,721						503,700	

Total AC/HA: 1.39999	Total SF/SM: 60983.56	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	503,721	Spl Credit	Total:	503,700
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