



PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	ANDERSON GARY T
Owner 2:	EASTON ALLISON K
Owner 3:	
Street 1:	31 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4510 Type:

PREVIOUS OWNER

Owner 1:	IMMEL STEPHEN G -
Owner 2:	IMMEL PEGGY L -
Street 1:	31 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4510

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41382		SQUARE FE	PRIME SITE		0	8.08	1.653	R4									552,790						552,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	384,700	8,300	0.950	552,800	945,800
Total Card		384,700	8,300	0.950	552,800
Total Parcel		384,700	8,300	0.950	552,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		411.22	/Parcel: 411.22

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	384,700	8300	.95	552,800	945,800	945,800	Year End Roll	9/28/2017
2017	101	FV	378,600	8300	.95	547,300	934,200	934,200	Year End Roll	9/29/2016
2016	101	FV	375,500	8300	.95	531,600	915,400	915,400	Year End Roll	1/14/2016
2015	101	FV	366,400	8300	.95	491,900	866,600	866,600	Year End	10/2/2014
2014	101	FV	341,900	8300	.95	458,400	808,600	808,600	Year End Roll	1/23/2014
2013	101	FV	335,800	8300	.95	444,700	788,800	788,800	Year End Roll	10/25/2012
2012	101	FV	418,400	8300	.95	461,800	888,500	888,500	Year End	1/26/2012
2011	101	FV	426,900	8300	.95	477,500	912,700	912,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
IMMEL STEPHEN G	35999-385		7/30/2002		840000	No	No	
POLUBAUM THEOD	13927-417		3/24/1980		165000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/12/2011	4724	RENOVATI	56,000	C	6/19/2012			remodel master bat
5/21/2004	2923	RENO-ADD	180,000	C	5/21/2005			add ent, rem kit &
9/4/2001	2330	RENOVATI	6,000	C	6/29/2002			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS/EXT INS	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
6/29/2002	MEAS+INSPCTD	613	M COLE
9/7/2001	M&L COMPLETE	615	D VELUTTI
2/29/1996	ENTRY DENIED	606	J SMITH
2/11/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

