



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARANOW PHILIP
Owner 2:	HULIHAN DEBORAH M
Owner 3:	
Street 1:	12 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3904 Type:

PREVIOUS OWNER

Owner 1:	LEAPE MARTHA P -
Owner 2:	-
Street 1:	12 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3904

NARRATIVE DESCRIPTION

This Parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68824		SQUARE FE	PRIME SITE		0	8.08	1.114	R4									619,309						619,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	301,400	17,200	1.580	619,300	937,900	2209
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 312.63						/Parcel: 312.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	301,400	17200	1.58	619,300	937,900	937,900	Year End Roll	9/28/2017
2017	101	FV	295,900	17200	1.58	613,200	926,300	926,300	Year End Roll	9/29/2016
2016	101	FV	293,200	17200	1.58	595,500	905,900	905,900	Year End Roll	1/14/2016
2015	101	FV	285,000	17200	1.58	551,100	853,300	853,300	Year End	10/2/2014
2014	101	FV	262,300	17200	1.58	513,500	793,000	793,000	Year End Roll	1/23/2014
2013	101	FV	256,800	17200	1.58	498,200	772,200	772,200	Year End Roll	10/25/2012
2012	101	FV	276,300	17200	1.58	517,400	810,900	810,900	Year End	1/26/2012
2011	101	FV	282,300	17200	1.58	535,000	834,500	834,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEAPE MARTHA P,	30002-378		3/30/1999	CHD>SALE	581000	No	No			
GREINER LARRY	12498-643		8/13/1973		95000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/1/1999	1669	MANUAL	20,000	C	6/30/1999			office 3 skylites,

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	MEAS/EXT INS	602	D TUCKER
2/29/1996	ENTRY DENIED	606	J SMITH
8/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

