

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PALMISANO TR MARY JILL
Owner 2:	
Owner 3:	PANGEA REALTY TRUST
Street 1:	40 LANTERN LN
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	MADDOX MICHAEL M -
Owner 2:	-
Street 1:	8 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3904

NARRATIVE DESCRIPTION

This Parcel contains 1.51 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bd rms.

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65775		SQUARE FE	PRIME SITE		0	8.08	1.151	R4									611,919						611,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	211,400	8,400	1.510	611,900	831,700
Total Card	211,400	8,400	1.510	611,900	831,700
Total Parcel	211,400	8,400	1.510	611,900	831,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.95	/Parcel: 426.95

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/23/10
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	211,400	8400	1.51	611,900	831,700	831,700	Year End Roll	9/28/2017
2017	101	FV	207,800	8400	1.51	605,900	822,100	822,100	Year End Roll	9/29/2016
2016	101	FV	206,000	8400	1.51	588,400	802,800	802,800	Year End Roll	1/14/2016
2015	101	FV	200,600	8400	1.51	544,500	753,500	753,500	Year End	10/2/2014
2014	101	FV	186,200	8400	1.51	507,400	702,000	702,000	Year End Roll	1/23/2014
2013	101	FV	182,600	8400	1.51	492,300	683,300	683,300	Year End Roll	10/25/2012
2012	101	FV	179,700	8400	1.51	511,200	699,300	699,300	Year End	1/26/2012
2011	101	FV	183,300	8400	1.51	528,600	720,300	720,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MADDOX MICHAEL	53209-565		7/15/2009		700000	No	No			RESIGNATION OF TRUSTEE STENGER
MADDOX MICHAEL	41763-373		1/12/2004	CONVENIENC	170000	No	No			
HECHT NORMAN B,	27928-577		12/1/1997		468000	No	No			
EMPLOYEE TRANSF	13945-413		4/15/1980		133000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/2011	4840	RENOVATI	4,000	C				remove & replace b
2/22/2010	4386	RENOVATI	65,000	C				remodel mst bath;b
7/22/2004	2981	WDK	5,319	C	5/21/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	D VELUTTI
3/5/1996	ENTRY DENIED	606	J SMITH
11/29/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

