



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SHORT HILL RD, LINCOLN

OWNERSHIP

Owner 1:	COOPER MILDRED JANE
Owner 2:	
Owner 3:	
Street 1:	PO BOX 626
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-0626 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.81 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	Rail track 80 yard
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									8,490						8,500	
101	ONE FAM		0.69		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,140						4,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	228,800	4,500	2.810	555,000	788,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 693.93						/Parcel: 693.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	228,800	4500	2.81	555,000	788,300	788,300	Year End Roll	9/28/2017
2017	101	FV	224,500	4500	2.81	524,600	753,600	753,600	Year End Roll	9/29/2016
2016	101	FV	222,400	4500	2.81	509,400	736,300	736,300	Year End Roll	1/14/2016
2015	101	FV	216,100	4500	2.81	472,600	693,200	693,200	Year End	10/2/2014
2014	101	FV	199,100	4500	2.81	424,600	628,200	628,200	Year End Roll	1/23/2014
2013	101	FV	194,900	4500	2.81	412,600	612,000	612,000	Year End Roll	10/25/2012
2012	101	FV	205,100	4500	2.81	444,600	654,200	654,200	Year End	1/26/2012
2011	101	FV	209,600	4500	2.81	459,300	673,400	673,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11473-300		2/19/1968		14000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/18/2004	MEAS+INSPCTD	600	PA
11/10/2001	M&L COMPLETE	613	M COLE
3/20/1996	MEAS+INSPCTD	606	J SMITH
8/14/1995	ABATE-INSPEC	605	BOA
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

