



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 253 | | LINCOLN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GERSTEIN CLAIRE R |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 253 LINCOLN ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | FERRO - ARMAND F |
| Owner 2: | FERRO - JACQUELINE M |
| Street 1: | C/O MEG GAUDET |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry |
| Postal: | 01742 |

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 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 | |
| 101 | ONE FAM | | 0.063 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 1,890 | | | | | | 1,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|---------|
| 101 | 142,700 | 1,100 | 1.900 | 544,300 | 688,100 | |
| Total Card | | 142,700 | 1,100 | 1.900 | 544,300 | 688,100 |
| Total Parcel | | 142,700 | 1,100 | 1.900 | 544,300 | 688,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 419.57 | | /Parcel: 419.57 | | |

| 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 | 142,700 | 1100 | 1.9 | 544,300 | 688,100 | 688,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 136,900 | 1100 | 1.9 | 513,900 | 651,900 | 651,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 111,500 | 2100 | 1.9 | 498,700 | 612,300 | 612,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 107,000 | 2100 | 1.9 | 461,900 | 571,000 | 571,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 105,900 | 2100 | 1.9 | 413,900 | 521,900 | 521,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 103,700 | 2100 | 1.97 | 404,000 | 509,800 | 509,800 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 98,800 | 1200 | 1.97 | 444,000 | 544,000 | 544,000 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 102,000 | 1200 | 1.97 | 451,200 | 554,400 | 554,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| FERRO, ARMAND F | 64270-320 | | 9/23/2014 | DIVORCE/ESTA | 701000 | No | No | | | |
| CONNAIR J + FER | 12752-380 | | 1/17/1975 | FAMILY | 0 | No | No | | | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/26/2018 | 7016 | SIDING | 7,265 | C | | | | Install new vinyl |
| 11/20/2015 | 6292 | MANUAL | 300 | C | | | | Sheet metal work t |
| 11/4/2015 | 6278 | RENO-ADD | 180,000 | C | 6/16/2016 | | | Add a garage, mudr |
| 8/13/2015 | 6193 | DEMOLITI | 1,500 | C | | | | Demolish existing |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|---------------|-----|-------------|
| 4/11/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 6/16/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 10/21/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/23/2006 | MEAS+INSPECTD | 615 | D VELUTTI |
| 5/7/1996 | MEAS+INSPECTD | 606 | J SMITH |
| 4/2/1996 | MEAS/EXT INS | 606 | J SMITH |
| 9/1/1989 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

