



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
263		LINCOLN RD, LINCOLN

**OWNERSHIP**

Owner 1: COTOIA ANTHONY J  
 Owner 2: COTOIA LUCY MARY ANNE  
 Owner 3:  
 Street 1: 263 LINCOLN RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-5103 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	386,600		2.000	547,300	933,900
Total Card		386,600	2.000	547,300	933,900
Total Parcel		386,600	2.000	547,300	933,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 200.96		/Parcel: 200.96	

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

Insp Date	08/16/13
-----------	----------

**PREVIOUS OWNER**

Owner 1:	Owner 2:	Street 1:	Twn/City:	St/Prov:	Cntry	Own Occ:	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	386,600	0	2.	547,300	933,900	933,900	Year End Roll	9/28/2017
2017	101	FV	382,600	0	2.	516,900	899,500	899,500	Year End Roll	9/29/2016
2016	101	FV	373,100	0	2.	501,700	874,800	874,800	Year End Roll	1/14/2016
2015	101	FV	365,200	0	2.	464,900	830,100	830,100	Year End	10/2/2014
2014	101	FV	349,500	0	2.	416,900	766,400	766,400	Year End Roll	1/23/2014
2013	101	FV	341,700	0	2.03	405,800	747,500	747,500	Year End Roll	10/25/2012
2012	101	FV	367,100	0	2.03	445,800	812,900	812,900	Year End	1/26/2012
2011	101	FV	379,800	0	2.03	453,000	832,800	832,800	Year End	2/10/2011

**PRINT**

Date	Time
10/02/18	15:37:40

**LAST REV**

Date	Time
12/03/15	09:12:29

**USER DEFINED**

Prior Id # 1:	115 26 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**NARRATIVE DESCRIPTION**

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	9135-32		4/19/1958		6000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/2/2015	6269	ROOF	16,800	C				Strip ice & water

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS/EXT INS	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH
4/3/1996	MEAS/EXT INS	606	J SMITH
11/1/1987	INSPECTED	601	PAUL MARSH

**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	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,890						4,900	

Total AC/HA:	1.99955	Total SF/SM:	87100.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	547,290	Spl Credit	Total:	547,300
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

