

Town Of Lincoln

1423!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	BELL ROGER A
Owner 2:	WEINSTEIN BARBARA G
Owner 3:	
Street 1:	15 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5001 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		43995		SQUARE FE	PRIME SITE		0	6.78	1.573	R3									469,166						469,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	241,200		1.010	469,200	710,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 321.16			/Parcel: 321.16	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	241,200	0	1.01	469,200	710,400	710,400	Year End Roll	9/28/2017
2017	101	FV	235,100	0	1.01	442,900	678,000	678,000	Year End Roll	9/29/2016
2016	101	FV	231,100	0	1.01	429,700	660,800	660,800	Year End Roll	1/14/2016
2015	101	FV	229,000	0	1.01	397,900	626,900	626,900	Year End	10/2/2014
2014	101	FV	214,800	0	1.01	356,400	571,200	571,200	Year End Roll	1/23/2014
2013	101	FV	210,700	0	1.01	346,000	556,700	556,700	Year End Roll	10/25/2012
2012	101	FV	214,800	0	1.01	380,600	595,400	595,400	Year End	1/26/2012
2011	101	FV	218,800	0	1.01	386,800	605,600	605,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCINNIS DONALD	13998-159		6/30/1980		135000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2015	6317	MANUAL	2,616	C				Insulate walls wit

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2008	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	D VELUTTI
11/21/1995	MEAS+INSPCTD	607	D KEARLY
1/19/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

