

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		LINWAY RD, LINCOLN

OWNERSHIP

Owner 1:	WILSON TR DONALD H
Owner 2:	WILSON TR CHERYL L
Owner 3:	WILSON FAMILY NOMINEE TRUST
Street 1:	11 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4811 Type:

PREVIOUS OWNER

Owner 1:	WILSON DONALD H -
Owner 2:	WILSON CHERYL L -
Street 1:	11 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4811

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50094		SQUARE FE	PRIME SITE		0	6.78	1.418	R3									481,571						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	318,300		1.150	481,600	799,900	2362	0			
							GIS Ref			
							GIS Ref			
Total Card					318,300	1.150	481,600	799,900	Entered Lot Size	
Total Parcel					318,300	1.150	481,600	799,900	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 337.38			/Parcel: 337.38		Land Unit Type:		
							Insp Date	08/12/13		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	318,300	0	1.15	481,600	799,900	799,900	Year End Roll	9/28/2017
2017	101	FV	310,100	0	1.15	454,600	764,700	764,700	Year End Roll	9/29/2016
2016	101	FV	304,600	0	1.15	441,100	745,700	745,700	Year End Roll	1/14/2016
2015	101	FV	308,300	0	1.15	408,400	716,700	716,700	Year End	10/2/2014
2014	101	FV	288,500	0	1.15	365,800	654,300	654,300	Year End Roll	1/23/2014
2013	101	FV	282,900	0	1.15	355,100	638,000	638,000	Year End Roll	10/25/2012
2012	101	FV	288,500	0	1.15	390,700	679,200	679,200	Year End	1/26/2012
2011	101	FV	294,200	0	1.15	397,000	691,200	691,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILSON DONALD H	30305-315		6/1/1999	CONVENIENC		1	No	No		
WILSON DONALD H	30149-420		5/5/1999	CONVENIENC		1	No	No		
WILSON DONALD H	29711-415		1/8/1999	CONVENIENC		1	No	No		
BARTHEL WALTER	12486-214		7/25/1973		19000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/2/1999	1793	MANUAL	3,000	C	6/6/2000			Portico 6/6/00 1

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
6/6/2000	MEAS/EXT INS	608	D DARGON
4/3/1996	MEAS/EXT INS	606	J SMITH
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	481,571	SpI Credit	Total:	481,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117 14 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:	

PRINT

Date	Time
10/02/18	15:41:55

LAST REV

Date	Time
05/19/15	13:02:42

apro	431
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