



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
28		LONG MEADOW RD, LINCOLN

**OWNERSHIP**

Owner 1:	BELT MAUREEN COSTELLO
Owner 2:	
Owner 3:	
Street 1:	PO BOX 145
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	PHELPS TR - ROBERT H
Owner 2:	PHELPS TR - ELIZABETH K
Street 1:	PO BOX 145
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0145

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1973, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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		40075		SQUARE FE	PRIME SITE		0	8.08	1.697	R4									549,622						549,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	273,700		0.920	549,600	823,300
Total Card		273,700	0.920	549,600	823,300
Total Parcel		273,700	0.920	549,600	823,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 392.80		/Parcel: 392.80	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
08/06/13	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	273,700	0	.92	549,600	823,300	823,300	Year End Roll	9/28/2017
2017	101	FV	271,100	0	.92	544,200	815,300	815,300	Year End Roll	9/29/2016
2016	101	FV	268,500	0	.92	528,500	797,000	797,000	Year End Roll	1/14/2016
2015	101	FV	263,200	0	.92	489,100	752,300	752,300	Year End	10/2/2014
2014	101	FV	247,600	0	.92	455,800	703,400	703,400	Year End Roll	1/23/2014
2013	101	FV	242,500	0	.92	442,100	684,600	684,600	Year End Roll	10/25/2012
2012	101	FV	242,500	0	.92	459,200	701,700	701,700	Year End	1/26/2012
2011	101	FV	250,200	0	.92	474,800	725,000	725,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PHELPS TR,ROBER	70663-196		2/23/2018	CONVENIENC		1	No	No		
PHELPS, ROBERT/	22884-472		2/3/1993	CONVENIENC		0	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	J SMITH
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

