

Town Of Lincoln

1441!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FERRI EDWARD J
Owner 2:	FERRI ELEANOR J
Owner 3:	
Street 1:	32 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		40510		SQUARE FE	PRIME SITE		0	8.08	1.682	R4									550,676						550,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	322,600		0.930	550,700	873,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 435.60						/Parcel: 435.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	322,600	0	.93	550,700	873,300	873,300	Year End Roll	9/28/2017
2017	101	FV	314,300	0	.93	545,200	859,500	859,500	Year End Roll	9/29/2016
2016	101	FV	304,300	0	.93	529,500	833,800	833,800	Year End Roll	1/14/2016
2015	101	FV	301,600	0	.93	490,000	791,600	791,600	Year End	10/2/2014
2014	101	FV	280,900	0	.93	456,600	737,500	737,500	Year End Roll	1/23/2014
2013	101	FV	275,500	0	.93	443,000	718,500	718,500	Year End Roll	10/25/2012
2012	101	FV	280,900	0	.93	460,000	740,900	740,900	Year End	1/26/2012
2011	101	FV	286,300	0	.93	475,700	762,000	762,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CONCORD COUNTRY	12394-11		3/13/1973		18000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2013	5537	ROOF	11,490	C				strip & re-roof dw

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
12/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

