

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TELFER BRIAN A
Owner 2:	TEMPELMAN LINDA A
Owner 3:	
Street 1:	274 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TEOPACO JOHN L -
Owner 2:	TEOPACO PATRICIA A -
Street 1:	274 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

NARRATIVE DESCRIPTION

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47044		SQUARE FE	PRIME SITE		0	6.78	1.490	R3									475,368						475,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	317,000		1.080	475,400	792,400	2628	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		339.07	/Parcel:	339.07	Insp Date
						Land Unit Type:	05/13/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	317,000	0	1.08	475,400	792,400	792,400	Year End Roll	9/28/2017
2017	101	FV	309,300	0	1.08	448,700	758,000	758,000	Year End Roll	9/29/2016
2016	101	FV	304,100	0	1.08	435,400	739,500	739,500	Year End Roll	1/14/2016
2015	101	FV	301,500	0	1.08	403,200	704,700	704,700	Year End	10/2/2014
2014	101	FV	276,200	0	1.08	361,100	637,300	637,300	Year End Roll	1/23/2014
2013	101	FV	271,000	0	1.08	350,600	621,600	621,600	Year End Roll	10/25/2012
2012	101	FV	276,200	0	1.08	385,600	661,800	661,800	Year End	1/26/2012
2011	101	FV	281,300	0	1.08	391,900	673,200	673,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TEOPACO JOHN L,	31232-242		3/21/2000		540000	No	No			
JARVIS NANCY L	27476-479		7/14/1997		405000	No	No			
JARVIS NANCY L	27476-478		7/14/1997	CONVENIENC		1	No	No		
LANKHORST BEVER	22210-308		7/15/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/27/2013	5349	RENOVATI	56,278	C	5/13/2014			bath remodel; stri
11/18/2009	4332	RENO-ADD	90,000	C	2/12/2010			add 2nd fl to gar;
8/6/2008	4015	MANUAL	10,324	C	5/26/2009			install 3 win & on
5/23/2007	3692	RENOVATI	50,000	C	6/14/2007			reno kit & install
12/15/1994	650-94	WDK	2,900	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
6/14/2007	MEAS+INSPCTD	100	B MORGAN
5/18/1996	MEAS+INSPCTD	606	J SMITH
5/20/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.07998	Total SF/SM:	47043.93	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	475,368	Spl Credit:		Total:	475,400
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117 5 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	15:44:40

LAST REV

Date	Time
06/17/14	14:50:47

apro 461

