

Town Of Lincoln

!666!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HIDDENWOOD PT, LINCOLN

OWNERSHIP

Owner 1:	KOEHLER TR EDWARD F
Owner 2:	KOEHLER TR ARTHUR J
Owner 3:	THE KOEHLER FAMILY TRUST
Street 1:	10 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Koehler - Edward F
Owner 2:	-
Street 1:	9 Hiddenwood Pt
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-4314

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		58371		SQUARE FE	PRIME SITE		0	6.14	1.259	R2									451,359						451,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	216,700	300	1.340	451,400	668,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 321.59						/Parcel: 321.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	216,700	300	1.34	451,400	668,400	668,400	Year End Roll	9/28/2017
2017	101	FV	245,100	300	1.34	438,100	683,500	683,500	Year End Roll	9/29/2016
2016	101	FV	242,500	300	1.34	438,100	680,900	680,900	Year End Roll	1/14/2016
2015	101	FV	231,900	300	1.34	371,200	603,400	603,400	Year End	10/2/2014
2014	101	FV	229,300	300	1.34	333,000	562,600	562,600	Year End Roll	1/23/2014
2013	101	FV	224,000	300	1.34	323,400	547,700	547,700	Year End Roll	10/25/2012
2012	101	FV	241,200	300	1.34	395,800	637,300	637,300	Year End	1/26/2012
2011	101	FV	247,000	300	1.34	402,200	649,500	649,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Koehler,Edward	59323-269		6/19/2012	FAMILY	100	No	No			
KOEHLER EDWARD	58467-283		2/10/2012	FAMILY	1	No	No			
WES-LEX CORP.	10901-420		8/19/1965		10500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
6/27/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	M COLE
5/11/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

