

Town Of Lincoln

!668!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		TOWER RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LLC
Owner 2:	
Owner 3:	
Street 1:	6461 COSTA CIRCLE
Street 2:	
Twn/City:	NAPLES
St/Prov:	FL Cntry Own Occ: Y
Postal:	34113 Type:

PREVIOUS OWNER

Owner 1:	FOSTER - J EDWARD
Owner 2:	-
Street 1:	207 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4309

NARRATIVE DESCRIPTION

This Parcel contains 1.21 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT 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	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		\$2707.60156		SQUARE FE	PRIME SITE		0	6.78	1.362	R3									486,887						486,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	269,400	7,400	1.210	486,900	763,700		0
							GIS Ref
							GIS Ref
Total Card	269,400	7,400	1.210	486,900	763,700	Entered Lot Size	
Total Parcel	269,400	7,400	1.210	486,900	763,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 298.20		/Parcel: 298.20			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	269,400	7400	1.21	486,900	763,700	763,700	Year End Roll	9/28/2017
2017	101	FV	265,200	7400	1.21	459,600	732,200	732,200	Year End Roll	9/29/2016
2016	101	FV	262,400	7400	1.21	446,000	715,800	715,800	Year End Roll	1/14/2016
2015	101	FV	251,100	7400	1.21	412,900	671,400	671,400	Year End	10/2/2014
2014	101	FV	248,200	7400	1.21	369,800	625,400	625,400	Year End Roll	1/23/2014
2013	101	FV	242,600	7400	1.21	359,100	609,100	609,100	Year End Roll	10/25/2012
2012	101	FV	263,600	7400	1.21	395,000	666,000	666,000	Year End	1/26/2012
2011	101	FV	269,900	7400	1.21	401,400	678,700	678,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FOSTER,J EDWARD	1498-57		10/18/2016	CONVENIENC		1	No	No		
FOSTER J EDWARD	1179-47		10/28/1997	CONVENIENC		1	No	No		
DECK HOUSE, INC	763-196		5/19/1968		41000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/16/2017	6889	SOLAR PA	18,499	C				Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	617	D HASCHIG
3/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.21000	Total SF/SM:	52707.60	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	486,887	SpI Credit		Total:	486,900
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