



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	CHESTER CHARLES RONALD
Owner 2:	
Owner 3:	
Street 1:	6 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

PREVIOUS OWNER

Owner 1:	MCHUGH JAMES F III -
Owner 2:	MCHUGH KATHERINE S -
Street 1:	6 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

NARRATIVE DESCRIPTION

This Parcel contains 1.897 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, 9 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.06		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,800						1,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	312,600	11,900	1.897	544,200	868,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 286.32						/Parcel: 286.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	312,600	11900	1.897	544,200	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	312,600	11900	1.897	513,800	838,300	838,300	Year End Roll	9/29/2016
2016	101	FV	309,200	11900	1.897	498,600	819,700	819,700	Year End Roll	1/14/2016
2015	101	FV	295,200	11900	1.897	461,800	768,900	768,900	Year End	10/2/2014
2014	101	FV	291,700	11900	1.897	413,800	717,400	717,400	Year End Roll	1/23/2014
2013	101	FV	284,700	11900	1.917	402,400	699,000	699,000	Year End Roll	10/25/2012
2012	101	FV	308,900	11900	1.92	442,200	763,000	763,000	Year End	1/26/2012
2011	101	FV	316,500	11900	1.92	449,400	777,800	777,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCHUGH JAMES F	1284-7		5/6/2004		919500	No	No			
JAS. + KATH. MC	895-169		9/30/1977	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2015	6109	RENOVATI	8,700	C				Rebuild stair and

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS+INSPCTD	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/22/2005	MEAS+INSPCTD	600	PA
5/21/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 1.89655	Total SF/SM: 82613.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 544,200	Spl Credit	Total: 544,200
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