



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	243,700	9,700	1.570	469,800	723,200
Total Card		243,700	9,700	1,570	723,200
Total Parcel		243,700	9,700	1,570	723,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 327.54		/Parcel: 327.54	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/23/17
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OWNERSHIP

Owner 1:	MOORE TR NEGARRE H
Owner 2:	C/O JM FORBES AND CO LLP
Owner 3:	
Street 1:	121 MOUNT VERNON STREET
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02108 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	243,700	9700	1.57	469,800	723,200	723,200	Year End Roll	9/28/2017
2017	101	FV	244,000	9700	1.57	456,000	709,700	709,700	Year End Roll	9/29/2016
2016	101	FV	241,500	9700	1.57	456,000	707,200	707,200	Year End Roll	1/14/2016
2015	101	FV	231,400	9700	1.57	386,400	627,500	627,500	Year End	10/2/2014
2014	101	FV	228,900	9700	1.57	346,600	585,200	585,200	Year End Roll	1/23/2014
2013	101	FV	223,900	9700	1.57	336,700	570,300	570,300	Year End Roll	10/25/2012
2012	101	FV	240,700	9700	1.57	359,600	610,000	610,000	Year End	1/26/2012
2011	101	FV	246,200	9700	1.57	365,400	621,300	621,300	Year End	2/10/2011

Parcel ID 186 40 0

PREVIOUS OWNER

Owner 1:	MOORE - NEGARRE H
Owner 2:	-
Street 1:	11 HIDDENWOOD PT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4307

NARRATIVE DESCRIPTION

This Parcel contains 1.57 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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MOORE,NEGARRE H	63935-444		7/18/2014	CONVENIENC	99	No	No	
MOORE TR,MURVAL	63935-440		7/18/2014	CONVENIENC	99	No	No	
MOORE TR,MURVAL	57749-273		10/31/2011	FAMILY	10	No	No	
MURVALE H. MOOR	21196-596		6/3/1991	FAMILY	0	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE,NEGARRE H	63935-444		7/18/2014	CONVENIENC	99	No	No			
MOORE TR,MURVAL	63935-440		7/18/2014	CONVENIENC	99	No	No			
MOORE TR,MURVAL	57749-273		10/31/2011	FAMILY	10	No	No			
MURVALE H. MOOR	21196-596		6/3/1991	FAMILY	0	No	No			

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

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/EXT INS	4	JG
6/30/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	M COLE
3/25/1996	MEAS+INSPCTD	606	J SMITH

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

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		68389		SQUARE FE	PRIME SITE		0	6.14	1.119	R2									469,813						469,800	

Total AC/HA:	1.57000	Total SF/SM:	68389.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	469,813	Spl Credit		Total:	469,800
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