



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MARY'S WAY, LINCOLN

OWNERSHIP

Owner 1:	O'BRIEN CATHERINE
Owner 2:	
Owner 3:	
Street 1:	3 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	O'BRIEN MARY T -
Owner 2:	-
Street 1:	29 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2313

NARRATIVE DESCRIPTION

This Parcel contains 2.88 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2004, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infl	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	4.54	0.700	R1			LOCATIO	-30					254,240						254,200	
101	ONE FAM		1.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									31,290						31,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	505,600	22,700	2.880	285,500	813,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 232.12						/Parcel: 232.12	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	505,600	22700	2.88	285,500	813,800	813,800	Year End Roll	9/28/2017
2017	101	FV	491,600	22700	2.88	285,500	799,800	799,800	Year End Roll	9/29/2016
2016	101	FV	475,200	22700	2.88	278,300	776,200	776,200	Year End Roll	1/14/2016
2015	101	FV	470,600	22700	2.88	269,300	762,600	762,600	Year End	10/2/2014
2014	101	FV	438,500	22700	2.88	273,200	734,400	734,400	Year End Roll	1/23/2014
2013	101	FV	429,300	22700	2.88	295,300	747,300	747,300	Year End Roll	10/25/2012
2012	101	FV	438,500	22700	2.88	351,300	812,500	812,500	Year End	1/26/2012
2011	101	FV	447,700	22700	2.88	355,300	825,700	825,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
O'BRIEN MARY T,	40815-50		9/9/2003	CONVENIENC		10	No	No		
O'BRIEN DANIEL F	35300-157		4/19/2002	CONVENIENC		10	No	No		
O'BRIEN DANIEL F	32302-530		11/21/2000	CONVENIENC		10	No	No		
LYONS, JOHN J.	10951-208		10/19/1965			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/31/2006	3382	POOL	20,850	C	6/29/2006			Inground vinyl lin
9/29/2003	2779	NEW HOME	250,000	C	6/22/2004			6/22 25%

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2015	VISITED	618	G BOURGAULT
6/29/2006	MEAS/EXT INS	50	J NOONE
5/20/2005	MEAS/EXT INS	615	D VELUTTI
1/17/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

