



PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	EVANGELISTA TR FLORENZO
Owner 2:	
Owner 3:	FLORENZO EVANGELISTA REV TRUST
Street 1:	48 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1706 Type:

PREVIOUS OWNER

Owner 1:	EVANGELISTA - FLORENZO
Owner 2:	-
Street 1:	48 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1706

NARRATIVE DESCRIPTION

This Parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,560						1,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	111,900	500	2.097	544,000	656,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 521.78						/Parcel: 521.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	111,900	500	2.097	544,000	656,400	656,400	Year End Roll	9/28/2017
2017	101	FV	110,700	500	2.097	513,600	624,800	624,800	Year End Roll	9/29/2016
2016	101	FV	109,600	500	2.097	498,400	608,500	608,500	Year End Roll	1/14/2016
2015	101	FV	107,300	500	2.097	461,600	569,400	569,400	Year End	10/2/2014
2014	101	FV	102,700	500	2.097	413,600	516,800	516,800	Year End Roll	1/23/2014
2013	101	FV	100,400	500	2.067	401,400	502,300	502,300	Year End Roll	10/25/2012
2012	101	FV	100,400	500	2.07	423,800	524,700	524,700	Year End	1/26/2012
2011	101	FV	103,800	500	2.07	345,200	449,500	449,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EVANGELISTA,FLO	71541-280		8/29/2018	CONVENIENC		1	No	No		
	9177-558		7/1/1958		15500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/12/2017	6772	MANUAL	7,400	C				install blown cell
6/4/2015	6102	SOLAR PA	14,000	C	6/25/2015			222 s.f.
6/7/2004	2941	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
5/18/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

