



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		ORCHARD LN, LINCOLN

**OWNERSHIP**

Owner 1:	KING PAY SHIN
Owner 2:	KING TONG I
Owner 3:	
Street 1:	6 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1906 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.37 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1980, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		59677		SQUARE FE	PRIME SITE		0	4.54	1.238	R1									335,520						335,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	265,600		1.370	335,500	601,100
Total Card		265,600	1.370	335,500	601,100
Total Parcel		265,600	1.370	335,500	601,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 213.46		/Parcel: 213.46	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	02/28/18
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	265,600	0	1.37	335,500	601,100	601,100	Year End Roll	9/28/2017
2017	101	FV	262,700	0	1.37	335,500	598,200	598,200	Year End Roll	9/29/2016
2016	101	FV	256,900	0	1.37	325,900	582,800	582,800	Year End Roll	1/14/2016
2015	101	FV	254,000	0	1.37	258,700	512,700	512,700	Year End	10/2/2014
2014	101	FV	242,400	0	1.37	248,300	490,700	490,700	Year End Roll	1/23/2014
2013	101	FV	236,500	0	1.37	243,900	480,400	480,400	Year End Roll	10/25/2012
2012	101	FV	255,100	0	1.37	251,700	506,800	506,800	Year End	1/26/2012
2011	101	FV	264,700	0	1.37	254,700	519,400	519,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YASHAR BAHCELI	15684-78		7/16/1984		180000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2012	5102	ROOF	17,454	C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
10/3/2001	M&L COMPLETE	613	M COLE
2/24/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

