



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	REPKO BRUCE
Owner 2:	BRILHART KATHLEEN K
Owner 3:	
Street 1:	2 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 .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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	5	HEAVY

**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		41381.6		SQUARE FE	PRIME SITE		0	4.54	1.157	R1			LOCATIO	-30					217,421						217,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	273,100		0.950	217,400	490,500
Total Card		273,100	0.950	217,400	490,500
Total Parcel		340,400	0.950	217,400	557,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 206.79		/Parcel: 235.16	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	340,400	0	.95	217,400	557,800	557,800	Year End Roll	9/28/2017
2017	101	FV	333,800	0	.95	217,400	551,200	551,200	Year End Roll	9/29/2016
2016	101	FV	330,700	0	.95	211,200	541,900	541,900	Year End Roll	1/14/2016
2015	101	FV	322,100	0	.95	167,600	489,700	489,700	Year End	10/2/2014
2014	101	FV	301,800	0	.95	183,900	485,700	485,700	Year End Roll	1/23/2014
2013	101	FV	296,700	0	1.04	229,600	526,300	526,300	Year End Roll	10/25/2012
2012	101	FV	290,300	0	1.04	266,400	556,700	556,700	Year End	1/26/2012
2011	101	FV	296,300	0	1.04	216,100	512,400	512,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REPKO, BRUCE	25394-250		6/7/1995	CONVENIENC	0	No	No			
JAMES OLIVIERI	13689-505		5/14/1979		30000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/24/2004	3091	ADDITION	6,000	C	5/21/2005			add gar bay & bree
5/30/1996	963-96	GARAGE	28,000	C	6/24/1997			60% 3/18/98 100%
12/12/1994	648-94	W/S FLUE	25	C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/2/2011	MEAS/EXT INS	25	D ERSKINE
7/25/2006	MEAS/EXT INS	100	B MORGAN
5/21/2005	MEAS/EXT INS	615	D VELUTTI
9/15/2001	M&L COMPLETE	613	M COLE
8/16/1999	MEAS+INSPCTD	600	PA
3/15/1998	MEAS+INSPCTD	602	D TUCKER
6/24/1997	MEAS/EXT INS	602	D TUCKER
5/11/1996	MEAS+INSPCTD	606	J SMITH
2/16/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

