



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ROCKWOOD LN, LINCOLN

OWNERSHIP

Owner 1:	ROBINSON CURTISS PAULA M
Owner 2:	
Owner 3:	
Street 1:	5 ROCKWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1901 Type:

PREVIOUS OWNER

Owner 1:	GREAVES - ALLAN W
Owner 2:	GREAVES - THERESA D
Street 1:	5 ROCKWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1901

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily CLAPBOARD Exterior and ROLLED Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

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

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		56627.2		SQUARE FE	PRIME SITE		0	4.54	1.096	R1			LOCATIO	-15					281,661						281,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	159,200	900	1.300	281,700	441,800
Total Card 159,200 900 1.300 281,700 441,800					
Total Parcel 159,200 900 1.300 281,700 441,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 222.46		/Parcel: 222.46	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	151,600	900	1.3	281,700	434,200	434,200	Year End Roll	9/28/2017
2017	101	FV	150,200	900	1.3	281,700	432,800	432,800	Year End Roll	9/29/2016
2016	101	FV	148,900	900	1.3	273,600	423,400	423,400	Year End Roll	1/14/2016
2015	101	FV	146,100	900	1.3	217,100	364,100	364,100	Year End	10/2/2014
2014	101	FV	140,600	900	1.3	220,700	362,200	362,200	Year End Roll	1/23/2014
2013	101	FV	137,900	900	1.33	242,200	381,000	381,000	Year End Roll	10/25/2012
2012	101	FV	137,900	900	1.33	290,300	429,100	429,100	Year End	1/26/2012
2011	101	FV	142,000	900	1.33	293,900	436,800	436,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREAVES-TOKER,	1445-107		11/22/2013	DIVORCE/ESTA	453000	No	No			ESTATE SALE
MYRON LIGDA	537-191		5/1/1954		12000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS+INSPCTD	25	D ERSKINE
9/10/2001	M&L COMPLETE	613	M COLE
2/8/1996	MEAS+INSPCTD	606	J SMITH

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

