



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS TR RUTH D
Owner 2:	
Owner 3:	RUTH D WILLIAMS 2018 TRUST
Street 1:	9 ROCKWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1901 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS JR - EDWIN L
Owner 2:	WILLIAMS - RUTH D
Street 1:	9 ROCKWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1901

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1948, Having Primarily BOARD+BATT Exterior and MEMBRANE Roof Cover, with 1 Units, 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60984		SQUARE FE	PRIME SITE		0	4.54	1.036	R1			LOCATIO	-15					286,705						286,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	184,300	1,500	1.400	286,700	472,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 183.42						/Parcel: 183.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	184,300	1500	1.4	286,700	472,500	472,500	Year End Roll	9/28/2017
2017	101	FV	182,400	1500	1.4	286,700	470,600	470,600	Year End Roll	9/29/2016
2016	101	FV	180,600	1500	1.4	278,500	460,600	460,600	Year End Roll	1/14/2016
2015	101	FV	176,900	1500	1.4	221,000	399,400	399,400	Year End	10/2/2014
2014	101	FV	169,600	1500	1.4	224,700	395,800	395,800	Year End Roll	1/23/2014
2013	101	FV	166,000	1500	1.5	249,500	417,000	417,000	Year End Roll	10/25/2012
2012	101	FV	166,000	1500	1.5	294,100	461,600	461,600	Year End	1/26/2012
2011	101	FV	171,500	1500	1.5	297,800	470,800	470,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS JR,EDW	1525-57		4/17/2018	CONVENIENC		10	No	No		
MARY E. CUMMING	418-309		10/1/1947			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2006	3572	RENOVATI	150,000	C	5/23/2007			repair fire damage
9/20/2006	3524	DEMOLITI		C				demo fire damage s

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS+INSPCTD	622	K Cuoco
6/4/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS+INSPCTD	100	B MORGAN
9/10/2001	M&L COMPLETE	613	M COLE
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.40000	Total SF/SM:	60984.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	286,705	SpI Credit:		Total:	286,700
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