



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		MILL STREET EX, LINCOLN

OWNERSHIP

Owner 1:	YOS JERROLD M		
Owner 2:	YOS ANN B		
Owner 3:			
Street 1:	PO BOX 158		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cnty:	Own Occ: Y
Postal:	01773-0518		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.8 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1901, Having Primarily WOOD SHING Exterior and ASPHALT 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.693		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									50,790						50,800	
101	ONE FAM		1.27		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									7,620						7,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	145,500	25,700	4.800	600,800	772,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 553.41						/Parcel: 553.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	145,500	25700	4.8	600,800	772,000	772,000	Year End Roll	9/28/2017
2017	101	FV	139,200	25700	4.8	570,400	735,300	735,300	Year End Roll	9/29/2016
2016	101	FV	136,700	25700	4.8	555,200	717,600	717,600	Year End Roll	1/14/2016
2015	101	FV	131,600	25700	4.8	518,400	675,700	675,700	Year End	10/2/2014
2014	101	FV	130,300	25700	4.8	470,400	626,400	626,400	Year End Roll	1/23/2014
2013	101	FV	127,800	25700	4.27	442,500	596,000	596,000	Year End Roll	10/25/2012
2012	101	FV	128,800	25700	4.27	482,500	637,000	637,000	Year End	1/26/2012
2011	101	FV	132,600	25700	4.27	489,700	648,000	648,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	677-89		10/1/1962		27500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

