

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	BLOUNT DAPHNE A
Owner 2:	
Owner 3:	
Street 1:	11 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PERKINS - JOHANNES KETTENMEIER-TSAI
Owner 2:	11 OLD COUNTY RD REALTY TRUST -
Street 1:	32 GREENRIDGE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily VINYL 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	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		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	262,100		0.920	461,200	723,300	933	0
							GIS Ref
							GIS Ref
							Insp Date
							10/24/11
Total Card		262,100	0.920	461,200	723,300	Entered Lot Size	
Total Parcel		262,100	0.920	461,200	723,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 298.51			/Parcel: 298.51		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	262,100	0	.92	461,200	723,300	723,300	Year End Roll	9/28/2017
2017	101	FV	256,800	0	.92	435,300	692,100	692,100	Year End Roll	9/29/2016
2016	101	FV	256,800	0	.92	422,400	679,200	679,200	Year End Roll	1/14/2016
2015	101	FV	246,100	0	.92	391,100	637,200	637,200	Year End	10/2/2014
2014	101	FV	243,400	0	.92	350,300	593,700	593,700	Year End Roll	1/23/2014
2013	101	FV	238,100	0	.92	340,100	578,200	578,200	Year End Roll	10/25/2012
2012	101	FV	233,800	0	.92	341,200	575,000	575,000	Year End	1/26/2012
2011	101	FV	225,500	0	.92	346,700	572,200	572,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERKINS,JOHANNE	1378-90		12/11/2009	DIVORCE/ESTA	565000	No	No			
PERKINS,JOHANNE	1361-150		11/7/2008	FAMILY	100	No	No			
PERKINS JACQUEL	1361-136		11/4/2008	FAMILY	100	No	No			
PERKINS JACQUEL	1346-39		10/29/2007	FAMILY	1	No	No			
TANG LESTER,	1272-56		8/1/2003		805000	No	No			
LEVINE JONATHAN	1223-137		6/30/2000	DIVORCE/ESTA	601000	No	No			
HAGMANN, EST. O	1143-5		7/3/1995	CHD>SALE	250000	No	No		ESTATE SALE	
HAGMANN, OTTO +	787-25		12/19/1969	CONVENIENC	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2018	7070	MANUAL	1,176	C				blow in class 1 ce
12/5/2014	5968	MANUAL	1,928	C	12/19/2014			Insulate garage ce
5/19/2014	5752	SOLAR PA	14,200	C				Installation of ro
10/27/2010	4591	SCREENPR	20,000	C	7/19/2011			close in existing
7/29/2010	4540	RENO-ADD	100,000	C	12/7/2010			construct new fami
1/20/2010	4373	MANUAL	4,000	C	1/21/2010			remove and replace
6/10/1997	1208	WDK	15,000	C	3/2/1998			3/25/98 100%
9/6/1996	1040-96	MANUAL	4,000	C	6/11/1997			MUDROOM
8/3/1995	784-95	RENOVATI	64,000	C	2/22/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
11/23/2010	MEAS+INSPCTD	618	G BOURGAULT
12/5/2006	MEAS+INSPCTD	100	B MORGAN
3/28/1998	MEAS+INSPCTD	602	D TUCKER
6/11/1997	MEAS/EXT INS	602	D TUCKER
2/22/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	48 5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

