

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KADLEC SCOTT
Owner 2:	KADLEC ANGELA
Owner 3:	
Street 1:	15 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	UCALANO CONSTRUCTION INC -
Owner 2:	-
Street 1:	212 WILLIAMS ROAD
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.05345		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,604						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	685,100	3,200	1.890	544,000	1,232,300
Total Card	685,100	3,200	1.890	544,000	1,232,300
Total Parcel	685,100	3,200	1.890	544,000	1,232,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		304.44	/Parcel: 304.44

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/09/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	685,100	3200	1.89	544,000	1,232,300	1,232,300	Year End Roll	9/28/2017
2017	101	FV	643,200	3200	1.89	513,600	1,160,000	1,160,000	Year End Roll	9/29/2016
2016	101	FV	630,000	3200	1.89	498,400	1,131,600	1,131,600	Year End Roll	1/14/2016
2015	101	FV	613,100	3200	1.89	461,600	1,077,900	1,077,900	Year End	10/2/2014
2014	101	FV	543,700	1000	1.89	413,600	958,300	958,300	Year End Roll	1/23/2014
2013	101	FV	533,000	1000	1.89	401,600	935,600	935,600	Year End Roll	10/25/2012
2012	101	FV	533,000	1000	1.89	441,600	975,600	975,600	Year End	1/26/2012
2011	101	FV	543,700	1000	1.89	448,800	993,500	993,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
UCALANO CONSTRU	1198-126		12/23/1998		780086	No	No			
HUBLEY PAMELA B	1191-27		7/22/1998	CHD>SALE	365000	No	No			
HUBLEY PAMELA B	0208801-1174		7/14/1997	CONVENIENC		1	No	No		1622 sf added to lot
HAGMAN KATHERIN	1112-162		6/30/1993		180000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/22/1998	1447	NEW HOME	260,000	C	7/1/1999			
6/22/1998	1445	DEMOLITI		C	7/1/1999			
8/31/1994	556-94	W/S FLUE		C	7/13/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	D TUCKER
5/20/1996	MEAS+INSPCTD	606	J SMITH
2/22/1996	MEAS/EXT INS	606	J SMITH
7/13/1995	MEAS/EXT INS	600	PA
6/9/1994	FIELDREV CHG	600	PA
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	48 6 1
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:	

PRINT

Date	Time
10/02/18	17:49:16

LAST REV

Date	Time
03/07/14	09:50:53

brennanp
1380

