

Town Of Lincoln

!1430!



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	431,200	18,000	1.460	509,000	958,200
Total Card		18,000	1.460	509,000	958,200
Total Parcel		18,000	1.460	509,000	958,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 323.57		/Parcel: 323.57	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

OWNERSHIP

Owner 1: BLACKLOW PETER D
Owner 2:
Owner 3:
Street 1: 5 GRASSHOPPER LN
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-2208 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	431,200	18000	1.46	509,000	958,200	958,200	Year End Roll	9/28/2017
2017	101	FV	423,700	15700	1.46	480,500	919,900	919,900	Year End Roll	9/29/2016
2016	101	FV	415,400	15700	1.46	466,200	897,300	897,300	Year End Roll	1/14/2016
2015	101	FV	353,800	0	1.46	431,700	785,500	785,500	Year End	10/2/2014
2014	101	FV	350,600	0	1.46	386,700	737,300	737,300	Year End Roll	1/23/2014
2013	101	FV	344,000	0	1.46	375,400	719,400	719,400	Year End Roll	10/25/2012
2012	101	FV	344,000	0	1.46	412,900	756,900	756,900	Year End	1/26/2012
2011	101	FV	362,300	0	1.46	419,700	782,000	782,000	Year End	2/10/2011

PREVIOUS OWNER

Owner 1: BLACKLOW PETER D -
Owner 2: BLACKLOW HALEY C -
Street 1: 5 GRASSHOPPER LN
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-2208

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BLACKLOW PETER	1388-115		8/12/2010	FAMILY		1	No	No
BLACKLOW PETER	1309-121		10/6/2005	CONVENIENC		10	No	No
SCOTT ELEANOR B	1242-14		8/31/2001		750000	No	No	
PRISCILLA SCOTT	536-63		6/19/1973	FAMILY		0	No	No

NARRATIVE DESCRIPTION

This Parcel contains 1.46 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/21/2017	6699	SHEET MT	3,800	C	5/18/2017			Sheet metal work f
3/10/2017	6682	MANUAL	40,515	C	5/18/2017			Insulate & plaster
2/23/2015	6009	MANUAL	12,500	C				Sheet metal work f
9/10/2014	5894	GARAGE	75,000	C	5/27/2015			Construct detached
9/10/2014	5893	RENO-ADD	205,000	C	5/27/2015			Add a bedroom and
4/8/2008	3916	FINISH B	50,000	C	4/29/2009			
9/20/2004	3040	RENO-ADD	150,000	C	5/13/2005			Kit/mud 100%-not g
8/30/2000	2068	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	PERMIT VISIT	100	B MORGAN
5/13/2005	MEAS+INSPCTD	615	D VELUTTI
4/17/2002	MEAS+INSPCTD	600	PA
10/20/1998	MEAS+INSPCTD	602	D TUCKER
2/19/1996	MEAS/EXT INS	606	J SMITH

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		63597		SQUARE FE	PRIME SITE		0	6.78	1.181	R3									509,036						509,000	

Total AC/HA: 1.45999	Total SF/SM: 63597.16	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 509,036	Spl Credit	Total: 509,000
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

