



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	COLLINS DONALD
Owner 2:	COLLINS SUSAN B
Owner 3:	
Street 1:	16 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2209 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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		79279		SQUARE FE	PRIME SITE		0	6.78	1.006	R3									540,934						540,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	408,900	12,800	1.820	540,900	962,600
Total Card		408,900	12,800	1.820	540,900
Total Parcel		408,900	12,800	1.820	540,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		234.61	/Parcel: 234.61

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	408,900	12800	1.82	540,900	962,600	962,600	Year End Roll	9/28/2017
2017	101	FV	400,400	12800	1.82	510,600	923,800	923,800	Year End Roll	9/29/2016
2016	101	FV	392,600	12800	1.82	495,500	900,900	900,900	Year End Roll	1/14/2016
2015	101	FV	375,900	12800	1.82	458,800	847,500	847,500	Year End	10/2/2014
2014	101	FV	371,700	12800	1.82	410,900	795,400	795,400	Year End Roll	1/23/2014
2013	101	FV	363,400	12800	1.82	398,900	775,100	775,100	Year End Roll	10/25/2012
2012	101	FV	363,400	9700	1.82	438,800	811,900	811,900	Year End	1/26/2012
2011	101	FV	384,100	9700	1.82	446,000	839,800	839,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DONALD GILFOY	969-194		6/2/1983		237000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2011	4920	POOL	40,000	C	7/17/2012			14x24 inground gun
4/29/2003	2681	MANUAL	2,000	C	6/17/2003			rem & repl wood to
5/22/1996	953-96	ROOF		C	6/5/1997			
9/29/1995	821-95	FENCE	250	C	2/20/1996			
8/17/1994	548-94	RENOVATI	44,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/2/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
9/16/1998	MEAS+INSPCTD	602	D TUCKER
6/5/1997	MEAS/EXT INS	602	D TUCKER
2/20/1996	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.82000	Total SF/SM:	79279.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	540,934	SpI Credit		Total:	540,900
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