



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	C	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1: LUNDBLAD CHRISTINE RINALDO
 Owner 2:
 Owner 3:
 Street 1: 27L SOUTH COMMONS
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	426,200		0.000		426,200		0
							GIS Ref
							GIS Ref
							Insp Date
							04/24/12
Total Card		426,200	0.000		426,200	Entered Lot Size	
Total Parcel		426,200	0.000		426,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 233.55		/Parcel: 233.55	Land Unit Type:		

PREVIOUS OWNER

Owner 1: Francis - Sanjeev A
 Owner 2: Francis - Karin I
 Street 1: 15C South Commons
 Twn/City: Lincoln
 St/Prov: MA Cntry
 Postal: 01773-1114

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	426,200	0	.		426,200	426,200	Year End Roll	9/28/2017
2017	102	FV	398,400	0	.		398,400	398,400	Year End Roll	9/29/2016
2016	102	FV	395,000	0	.		395,000	395,000	Year End Roll	1/14/2016
2015	102	FV	381,100	0	.		381,100	381,100	Year End	10/2/2014
2014	102	FV	360,300	0	.		360,300	360,300	Year End Roll	1/23/2014
2013	102	FV	339,900	0	.		339,900	339,900	Year End Roll	10/25/2012
2012	102	FV	337,300	0	.		337,300	337,300	Year End	1/26/2012
2011	102	FV	377,300	0	.		377,300	377,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Francis, Sanjeev	60196-500		10/9/2012		370000	No	No			
WOLCOTT JENNIFE	46533-189		11/23/2005		390000	No	No			
DIAZ RUBEN,	40041-175		7/21/2003		355000	No	No			
ROJAS DANIEL C,	28515-280		4/30/1998	CHD>SALE	208000	No	No		permit: finish bsmt	
LINCOLN HOUSE A	25641-342		9/8/1995		197206	No	No			

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/15/1999	1681	FINISH B	10,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/2/1999	MEAS+INSPCTD	602	D TUCKER

Sign: VERIFICATION OF VISIT NOT DATA

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	BATTLE	Total:	Spl Credit	Total:
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