



PROPERTY LOCATION

No	Alt No	Direction/Street/City
19 A		SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	DARCY PATRICIA
Owner 2:	
Owner 3:	
Street 1:	19A SOUTH COMMONS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HAMEL RICHARD P -
Owner 2:	-
Street 1:	C/O SIB MORTGAGE CORP
Twn/City:	BRANCHBURG
St/Prov:	NJ Cntry
Postal:	08876 Type:

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		

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	398,000		0.000		398,000	72
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 291.36						/Parcel: 291.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	398,000	0	.		398,000	398,000	Year End Roll	9/28/2017
2017	102	FV	372,100	0	.		372,100	372,100	Year End Roll	9/29/2016
2016	102	FV	368,900	0	.		368,900	368,900	Year End Roll	1/14/2016
2015	102	FV	355,900	0	.		355,900	355,900	Year End	10/2/2014
2014	102	FV	336,500	0	.		336,500	336,500	Year End Roll	1/23/2014
2013	102	FV	317,600	0	.		317,600	317,600	Year End Roll	10/25/2012
2012	102	FV	317,300	0	.		317,300	317,300	Year End	1/26/2012
2011	102	FV	354,900	0	.		354,900	354,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAMEL RICHARD P	47605-252		5/8/2006		400000	No	No			
FRONDUTO CAROL	30872-019		11/15/1999		260000	No	No			
LINCOLN HSE ASS	25869-281		12/4/1995		193673	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/30/2012	5112	ROOF	30,000	C				strip & re-roof &
7/12/1995	763-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/3/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	04/24/12

USER DEFINED

Prior Id # 1:	6 10 19A
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:	

