



PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	D	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	LOHEED PHILIP N
Owner 2:	LOHEED PATRICIA S
Owner 3:	
Street 1:	23D SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	CIVITTOLO LEONARD -
Owner 2:	CIVITTOLO JEAN M -
Street 1:	23D SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1996, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	476,700		0.000		476,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/24/12
Total Card		476,700	0.000		476,700	Entered Lot Size	
Total Parcel		476,700	0.000		476,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 286.13		/Parcel: 286.13		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	102	FV	476,700	0	.		476,700	476,700	Year End Roll	9/28/2017
2017	102	FV	445,700	0	.		445,700	445,700	Year End Roll	9/29/2016
2016	102	FV	441,800	0	.		441,800	441,800	Year End Roll	1/14/2016
2015	102	FV	426,300	0	.		426,300	426,300	Year End	10/2/2014
2014	102	FV	403,100	0	.		403,100	403,100	Year End Roll	1/23/2014
2013	102	FV	380,900	0	.		380,900	380,900	Year End Roll	10/25/2012
2012	102	FV	382,000	0	.		382,000	382,000	Year End	1/26/2012
2011	102	FV	426,900	0	.		426,900	426,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CIVITTOLO LEONA	27501-308		7/23/1997		268900	No	No			
LINCOLN HSE ASS	25900-71		12/15/1995		243685	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/27/2018	7017	KITCHEN	54,000	O				Remodel the kitche
7/12/1995	774-95	MANUAL	70,000	C	7/1/1996			NW CONDO

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L COMPLETE	615	D VELUTTI

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

