



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BOWSE L RYAN
Owner 2:	
Owner 3:	
Street 1:	1 WELLS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MESSMER ALAN E -
Owner 2:	MESSMER DEBORAH -
Street 1:	3C 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 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 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	262,400		0.000		262,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 211.27						/Parcel: 211.27	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	262,400	0	.		262,400	262,400	Year End Roll	9/28/2017
2017	102	FV	263,200	0	.		263,200	263,200	Year End Roll	9/29/2016
2016	102	FV	263,200	0	.		263,200	263,200	Year End Roll	1/14/2016
2015	102	FV	263,200	0	.		263,200	263,200	Year End	10/2/2014
2014	102	FV	263,200	0	.		263,200	263,200	Year End Roll	1/23/2014
2013	102	FV	263,200	0	.		263,200	263,200	Year End Roll	10/25/2012
2012	102	FV	263,200	0	.		263,200	263,200	Year End	1/26/2012
2011	102	FV	263,200	0	.		263,200	263,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MESSMER ALAN E,	47609-414		6/7/2006	SALE RESTRIC	285600	No	No			AFFORDABLE UNIT
MAHONEY KATHLEE	39636-93		6/20/2003	OTHER	240100	No	No			affordable sale
LINCOLN HOUSE A	24940-368		10/24/1994		120000	No	No			AFFORDABLE UNIT

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

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

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

