



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN OLD TOWN HALL CORP
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6044
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-6044 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.627 ACRES of land mainly classified as OFFICE with a(n) OFFICE Building Built about 1848, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 4 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	1	TYPCL
o	R1	Residential	100	t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	OFFICE		80000		SQUARE FE	PRIME SITE		0	9.	0.300	CA	1.00		OTHER	-70					216,000						216,000	
340	OFFICE		0.79		ACRES	EXCESS ACRE		0	30,000.	0.300	CA	1.00		OTHER	-70					7,110						7,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
340	179,600	1,400	2.627	223,100	404,100
Total Card	179,600	1,400	2.627	223,100	404,100
Total Parcel	179,600	1,400	2.627	223,100	404,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		122.01	/Parcel: 122.01

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/08/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	340	FV	179,600	1400	2.627	223,100	404,100	404,100	Year End Roll	9/28/2017
2017	340	FV	174,700	1400	2.627	217,100	393,200	393,200	Year End Roll	9/29/2016
2016	340	FV	164,700	1400	1.856	206,600	372,700	372,700	Year End Roll	1/14/2016
2015	340	FV	157,300	1400	1.854	196,500	355,200	355,200	Year End	10/2/2014
2014	340	FV	156,400	1400	1.854	196,500	354,300	354,300	Year End Roll	1/23/2014
2013	340	FV	156,400	1400	1.854	196,500	354,300	354,300	Year End Roll	10/25/2012
2012	340	FV	21,100	1400	1.85	254,000	276,500	276,500	Year End	1/26/2012
2011	340	FV	22,100	1400	1.85	279,100	302,600	302,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10439-174		1/19/1964			0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2011	4935	MANUAL	16,000	C				replace column bas
10/28/1998	1566	MANUAL	40,000	C	2/20/1999			repairs
11/17/1997	1305	ROOF	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	D VELUTTI
2/20/1999	MEAS/EXT INS	602	D TUCKER
8/15/1994	MEAS+INSPCTD	185	CHRIS KEEFFE

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

