



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLDEN GARY H
Owner 2:	
Owner 3:	
Street 1:	46 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALD - AIDA DIPACE
Owner 2:	-
Street 1:	41 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3205

NARRATIVE DESCRIPTION

This Parcel contains .5 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1928, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		21780		SQUARE FE	PRIME SITE		0	6.78	2.871	R3									423,981						424,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	155,700	5,400	0.500	424,000	585,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 386.05						/Parcel: 386.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	155,700	5400	.5	424,000	585,100	585,100	Year End Roll	9/28/2017
2017	101	FV	148,300	5400	.5	400,200	553,900	553,900	Year End Roll	9/29/2016
2016	101	FV	145,400	5400	.5	388,300	539,100	539,100	Year End Roll	1/14/2016
2015	101	FV	139,500	5400	.5	359,600	504,500	504,500	Year End	10/2/2014
2014	101	FV	138,000	5400	.5	322,100	465,500	465,500	Year End Roll	1/23/2014
2013	101	FV	135,100	5400	.5	312,700	453,200	453,200	Year End Roll	10/25/2012
2012	101	FV	135,100	5400	.5	343,900	484,400	484,400	Year End	1/26/2012
2011	101	FV	139,500	5400	.5	349,600	494,500	494,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALD,AIDA DIP	55452-380		9/27/2010		480000	No	No			
DONALD DAVID HE	17100-072		6/16/1986	FAMILY		1	No	No		
FREDERICK SPOON	14468-5		11/17/1981		80000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/21/2013	5579	ROOF	4,300	C				strip & re-roof de
5/19/2011	4733	RENOVATI	40,000	C	9/23/2011			interior 2nd floor
4/22/2011	4697	ROOF		C				strip & re-roof do

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	423,981	SpI Credit		Total:	424,000
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