

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		HILLSIDE RD, LINCOLN

OWNERSHIP

Owner 1:	LUFT TR LUDWIG
Owner 2:	LUFT TR ANNE DORE
Owner 3:	LUFT FAMILY NOMINEE TRUST
Street 1:	3 HILLSIDE RD
Street 2:	PO BOX 214
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LUFT ANNE DORE -
Owner 2:	-
Street 1:	3 HILLSIDE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2019

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1951, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65339.999		SQUARE FE	PRIME SITE		0	6.78	1.157	R3									512,582						512,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	182,000		1.500	512,600	694,600	3215
Total Card		182,000	1.500	512,600	694,600	Entered Lot Size
Total Parcel		182,000	1.500	512,600	694,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 263.76		/Parcel: 263.76		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	101	FV	182,000	0	1.5	512,600	694,600	694,600	Year End Roll	9/28/2017
2017	101	FV	180,100	0	1.5	483,900	664,000	664,000	Year End Roll	9/29/2016
2016	101	FV	178,300	0	1.5	469,500	647,800	647,800	Year End Roll	1/14/2016
2015	101	FV	174,700	0	1.5	434,700	609,400	609,400	Year End	10/2/2014
2014	101	FV	163,700	0	1.5	389,400	553,100	553,100	Year End Roll	1/23/2014
2013	101	FV	160,100	0	1.47	488,900	649,000	649,000	Year End Roll	10/25/2012
2012	101	FV	160,100	0	1.47	413,700	573,800	573,800	Year End	1/26/2012
2011	101	FV	165,500	0	1.47	420,400	585,900	585,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUFT ANNE DORE,	1236-86		4/30/2001	CONVENIENC		1	No	No		
LUDWIG LUFT	1061-77		9/11/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/28/2018	7119	SHEET MT	11,000	C				Sheet metal work t

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2013	MEAS/EXT INS	25	D ERSKINE
5/1/2013	FIELDREV CHG	618	G BOURGAULT
6/2/2007	MEAS+INSPCTD	616	D MANZELLO
1/26/1996	MEAS+INSPCTD	606	J SMITH

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

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	512,582	SpI Credit:		Total:	512,600
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