



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: SCHULLER EDWARD W
 Owner 2: SCHULLER ELIZABETH B
 Owner 3:
 Street 1: 131 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3812 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	162,000		2.977	653,200	815,200
Total Card		162,000	2.977	653,200	815,200
Total Parcel		162,000	2.977	653,200	815,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 440.13		/Parcel: 440.13	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/27/17
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	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	162,000	0	2.977	653,200	815,200	815,200	Year End Roll	9/28/2017
2017	101	FV	146,700	0	2.977	646,800	793,500	793,500	Year End Roll	9/29/2016
2016	101	FV	146,700	0	2.977	628,400	775,100	775,100	Year End Roll	1/14/2016
2015	101	FV	140,600	0	2.977	582,000	722,600	722,600	Year End	10/2/2014
2014	101	FV	139,000	0	2.977	542,800	681,800	681,800	Year End Roll	1/23/2014
2013	101	FV	136,000	0	2.977	526,800	662,800	662,800	Year End Roll	10/25/2012
2012	101	FV	136,000	0	2.98	517,500	653,500	653,500	Year End	1/26/2012
2011	101	FV	139,000	0	2.98	534,900	673,900	673,900	Year End	2/10/2011

PRINT

Date	Time
10/02/18	23:45:55

LAST REV

Date	Time
10/26/17	10:34:47

blakeley
2112

USER DEFINED

Prior Id # 1:	84 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 2.977 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOSEPH MAILLET	16099-186		4/11/1985		165000	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2017	6824	MANUAL	15,000	C				Remove some contre

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	25	D ERSKINE
4/19/2001	MEAS+INSPCTD	600	PA
3/27/1996	MEAS/EXT INS	606	J SMITH

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,840						6,800	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.97655	Total SF/SM:	129658.52	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	653,240	Spl Credit	Total:	653,200
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