



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LESSELL EPHRAIM MATTHEW
Owner 2:	
Owner 3:	
Street 1:	102 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

Owner 1:	TANABE - STEVEN M
Owner 2:	TANABE - RAMONA P
Street 1:	102 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

NARRATIVE DESCRIPTION

This Parcel contains 2.89 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 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	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		0.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,490						2,500	
101	ONE FAM		0.97		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,820						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	145,900		2.890	654,700	800,600	1518	0			
							GIS Ref			
							GIS Ref			
Total Card					145,900	2.890	654,700	800,600	Entered Lot Size	
Total Parcel					145,900	2.890	654,700	800,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 551.00			/Parcel: 551.00	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	145,900	0	2.89	654,700	800,600	800,600	Year End Roll	9/28/2017
2017	101	FV	139,000	0	2.89	648,300	787,300	787,300	Year End Roll	9/29/2016
2016	101	FV	136,300	0	2.89	629,900	766,200	766,200	Year End Roll	1/14/2016
2015	101	FV	130,800	0	2.89	583,500	714,300	714,300	Year End	10/2/2014
2014	101	FV	127,300	0	2.89	544,300	671,600	671,600	Year End Roll	1/23/2014
2013	101	FV	124,500	0	2.89	528,300	652,800	652,800	Year End Roll	10/25/2012
2012	101	FV	124,500	0	2.89	548,300	672,800	672,800	Year End	1/26/2012
2011	101	FV	128,600	0	2.89	566,700	695,300	695,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TANABE,STEVEN M	71199-121		6/22/2018		590000	No	No			
PEARLMAN ROBERT	31879-307		9/29/2000		537000	No	No			
CARROLL, MARJOR	15712-253		8/1/1984		160000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2018	7030	ROOF	16,000	C	5/18/2018			Repair roof
10/13/2006	3539	RENO-ADD	90,000	C	6/8/2007			Con porch to liv s
9/20/2006	3523	DEMOLITI		C	6/8/2007			remove detached ga
12/7/2004	3101	RENOVATI	10,000	C	5/28/2005			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	B MORGAN
5/28/2005	MEAS/EXT INS	615	D VELUTTI
4/3/1996	MEAS+INSPCTD	606	J SMITH
12/1/1984	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

