



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: POWERS MARTIN J
 Owner 2: POWERS DIANA L
 Owner 3:
 Street 1: 133 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	236,200	11,600	0.370	412,500	660,300	
Total Card		236,200	11,600	0.370	412,500	660,300
Total Parcel		236,200	11,600	0.370	412,500	660,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 418.97		/Parcel: 418.97		

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:	Postal:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	236,200	11600	.37	412,500	660,300	660,300	Year End Roll	9/28/2017
2017	101	FV	229,200	10800	.37	389,300	629,300	629,300	Year End Roll	9/29/2016
2016	101	FV	221,500	10800	.37	377,800	610,100	610,100	Year End Roll	1/14/2016
2015	101	FV	219,300	10800	.37	349,800	579,900	579,900	Year End	10/2/2014
2014	101	FV	204,100	10800	.37	313,300	528,200	528,200	Year End Roll	1/23/2014
2013	101	FV	199,800	10800	.37	304,200	514,800	514,800	Year End Roll	10/25/2012
2012	101	FV	204,100	10800	.37	334,600	549,500	549,500	Year End	1/26/2012
2011	101	FV	208,500	10800	.37	340,100	559,400	559,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	23:48:23

LAST REV

Date	Time
06/07/17	15:45:49

USER DEFINED

Prior Id # 1:	84 2 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 .37 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ETHEL B. DAVIS	13639-516		2/7/1979		60800	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
3/23/2007	3632	RENO-GAR	13,000	C	5/22/2008			remove & repair fo

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
5/22/2008	MEAS/EXT INS	100	B MORGAN
6/23/2006	MEAS/EXT INS	615	D VELUTTI
5/9/1996	MEAS+INSPCTD	606	J SMITH
3/30/1996	MEAS/EXT INS	606	J SMITH

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		16117.2002		SQUARE FE	PRIME SITE		0	6.78	3.775	R3									412,462						412,500	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.37000	Total SF/SM: 16117.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 412,462	Spl Credit	Total: 412,500
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