



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DEFILIPPO JOHN P
Owner 2:	
Owner 3:	
Street 1:	94 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		4	1817.6	SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,737						464,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	383,300		0.960	464,700	848,000
Total Card		383,300	0.960	464,700	848,000
Total Parcel		383,300	0.960	464,700	848,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 230.59		/Parcel: 230.59	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	383,300	0	.96	464,700	848,000	848,000	Year End Roll	9/28/2017
2017	101	FV	365,800	0	.96	438,700	804,500	804,500	Year End Roll	9/29/2016
2016	101	FV	358,800	0	.96	425,700	784,500	784,500	Year End Roll	1/14/2016
2015	101	FV	344,800	0	.96	394,100	738,900	738,900	Year End	10/2/2014
2014	101	FV	352,700	0	.96	353,000	705,700	705,700	Year End Roll	1/23/2014
2013	101	FV	345,400	0	1.	345,300	690,700	690,700	Year End Roll	10/25/2012
2012	101	FV	345,400	0	1.	379,900	725,300	725,300	Year End	1/26/2012
2011	101	FV	356,300	0	1.	386,100	742,400	742,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TETREAU CLAIR	23130-92		4/29/1993		365000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/30/2010	4618	RENOVATI	3,000	C				remove a sink & to
6/9/2006	3457	RENO-ADD	30,000	C	6/8/2007			Remodel entran; st
4/4/2004	2879	RENOVATI	30,000	C	6/26/2004			fm rm gas fp, enl
10/4/1996	1060-96	RENO-ADD	20,000	C	6/23/1997			
6/26/1996	989-96	WDK		C	6/23/1997			
4/6/1995	685-95	ROOF		C	7/11/1995			

**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+INSPCTD	615	D VELUTTI
6/26/2004	MEAS+INSPCTD	615	D VELUTTI
11/5/2002	M&L COMPLETE	615	D VELUTTI
6/23/1997	MEAS+INSPCTD	602	D TUCKER
3/28/1996	MEAS+INSPCTD	606	J SMITH
7/11/1995	ENTRY DENIED	600	PA
6/16/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

