

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BILLINGS DESPENA FILLIOS
Owner 2:	
Owner 3:	
Street 1:	110 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

Owner 1:	BILLINGS - DESPENA
Owner 2:	BILLINGS - THOMAS P
Street 1:	110 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

NARRATIVE DESCRIPTION

This Parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1924, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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
				t		
				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		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.183		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									5,490						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	301,300	5,300	2.020	651,900	958,500
Total Card	301,300	5,300	2.020	651,900	958,500
Total Parcel	301,300	5,300	2.020	651,900	958,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		319.82	/Parcel: 319.82

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
	04/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	301,300	5300	2.02	651,900	958,500	958,500	Year End Roll	9/28/2017
2017	101	FV	292,800	4100	2.02	645,500	942,400	942,400	Year End Roll	9/29/2016
2016	101	FV	287,200	4100	2.02	627,100	918,400	918,400	Year End Roll	1/14/2016
2015	101	FV	284,400	4100	2.02	580,700	869,200	869,200	Year End	10/2/2014
2014	101	FV	264,600	4100	2.02	541,500	810,200	810,200	Year End Roll	1/23/2014
2013	101	FV	259,000	4100	2.02	525,500	788,600	788,600	Year End Roll	10/25/2012
2012	101	FV	264,600	4100	2.02	545,500	814,200	814,200	Year End	1/26/2012
2011	101	FV	270,300	4100	2.02	563,900	838,300	838,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BILLINGS,DESPEN	70716-157		3/9/2018	CONVENIENC	100	No	No			
HUTCHINSON JAME	15176-424		8/19/1983		170500	No	No			

TAX DISTRICT

Parcel ID	162 8 0
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PAT ACCT.

blakeley	2290
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BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/4/2018	7091	RENOVATI	26,000	O				Repairs to sunroom
4/27/2018	7051	SIDING	12,000	C				Replace door, trim
9/28/2007	3779	ADDITION	32,000	C				+ art studio w/bat
11/1/2001	2382	ADDITION	65,000	C	6/29/2002			2 story
3/27/1997	1154-97	RENOVATI	30,000	C	6/28/1997			
8/3/1993	301	RENOVATI	10,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS+INSPCTD	100	B MORGAN
12/2/2002	MEAS+INSPCTD	600	PA
6/29/2002	MEAS+INSPCTD	613	M COLE
6/28/1997	MEAS+INSPCTD	602	D TUCKER
3/28/1996	MEAS+INSPCTD	606	J SMITH
1/31/1994	PERMIT VISIT	600	PA
12/20/1993	LEFT NOTICE	600	PA
1/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	94 12 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:	

