



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABRAMS TR NANCY
Owner 2:	
Owner 3:	NANCY J ABRAMS LIVING TRUST
Street 1:	116 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	ABRAMS - NANCY
Owner 2:	-
Street 1:	116 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1795, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	B	CESSPL
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		40946		SQUARE FE	PRIME SITE		0	6.78	1.668	R3									462,964						463,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	144,400		0.940	463,000	607,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		363.49	/Parcel:	363.49	Insp Date
						Land Unit Type:	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	144,400	0	.94	463,000	607,400	607,400	Year End Roll	9/28/2017
2017	101	FV	143,100	0	.94	437,000	580,100	580,100	Year End Roll	9/29/2016
2016	101	FV	141,900	0	.94	424,000	565,900	565,900	Year End Roll	1/14/2016
2015	101	FV	133,300	0	.94	392,600	525,900	525,900	Year End	10/2/2014
2014	101	FV	127,200	0	.94	351,700	478,900	478,900	Year End Roll	1/23/2014
2013	101	FV	123,500	0	.94	341,400	464,900	464,900	Year End Roll	10/25/2012
2012	101	FV	123,500	0	.94	338,000	461,500	461,500	Year End	1/26/2012
2011	101	FV	129,600	0	.94	343,500	473,100	473,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ABRAMS,NANCY	69933-304		9/15/2017	CONVENIENC	99	No	No			
READ J LEIGHTON	20109-347		9/29/1989		238000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/7/2008	4065	MANUAL		C				strip & re-roof
8/17/1993	317	SCREENPR	9,500	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	J SMITH
12/20/1993	PERMIT VISIT	600	PA
8/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

