



PROPERTY LOCATION

No	Alt No	Direction/Street/City
146	B	LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1: SMITH STEPHEN H
 Owner 2:
 Owner 3:
 Street 1: 146 LINCOLN RD
 Street 2: UNIT 146B
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	272,900		0.000		272,900	See Master Acct 95-11-0.
Total Card 272,900 0.000 272,900						Entered Lot Size
Total Parcel 272,900 0.000 272,900						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 170.67		/Parcel: 170.67		Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
08/20/13

PREVIOUS OWNER

Owner 1: LINCOLN VILLAGE INVESTMENT LLC -
 Owner 2: -
 Street 1: PO BOX 95203
 Twn/City: NEWTON
 St/Prov: MA Cntry
 Postal: 02495-0203

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	272,900	0	.		272,900	272,900	Year End Roll	9/28/2017
2017	102	FV	259,600	0	.		259,600	259,600	Year End Roll	9/29/2016
2016	102	FV	242,000	0	.		242,000	242,000	Year End Roll	1/14/2016
2015	102	FV	229,500	0	.		229,500	229,500	Year End	10/2/2014
2014	102	FV	255,500	0	.		255,500	255,500	Year End Roll	1/23/2014
2013	102	FV	248,200	0	.		248,200	248,200	Year End Roll	10/25/2012
2012	102	FV	230,800	0	.		230,800	230,800	Year End	1/26/2012
2011	102	FV	253,600	0	.		253,600	253,600	Year End	2/10/2011

Parcel ID 162 28 0 2 146B

PRINT

Date	Time
10/03/18	01:28:54

LAST REV

Date	Time
06/22/15	11:18:33

USER DEFINED

Prior Id # 1:	95 11 2
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 . ACRES of land mainly classified as CONDO with a(n) CONDO-OFC Building Built about 1860, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 3 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN VILLAGE	56597-566		3/14/2011	OTHER	270000	No	No			MASTER DEED BK56592 PG194
JOHNSON ERNEST	50024-594		8/29/2007		336000	No	No			30% land interest
JOHNSON ERNEST	14341-492		7/3/1981	OTHER	0	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L EXTERIOR	615	D VELUTTI
8/15/1994	MEAS+INSPCTD	185	CHRIS KEEFFE

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	JV																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102 CONDO	Prime NB Desc JOHNSON	Total:	Spl Credit	Total:
----------------------	-------------------	-----------------------	-----------------------	--------	------------	--------

