

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LYNCH JOHN P
Owner 2:	STEFFEK JENNIFER
Owner 3:	LYNCH PHILIP J
Street 1:	136 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	LYNCH JOHN P -
Owner 2:	STEFFEK JENNIFER -
Street 1:	136 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1930, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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:				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		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	78,800		0.920	461,200	540,000
Total Card		78,800	0.920	461,200	540,000
Total Parcel		78,800	0.920	461,200	540,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 698.58		/Parcel: 698.58	

Legal Description	User Acct
1706	0
	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	78,800	0	.92	461,200	540,000	540,000	Year End Roll	9/28/2017
2017	101	FV	74,300	0	.92	435,300	509,600	509,600	Year End Roll	9/29/2016
2016	101	FV	73,500	0	.92	422,400	495,900	495,900	Year End Roll	1/14/2016
2015	101	FV	72,000	0	.92	391,100	463,100	463,100	Year End	10/2/2014
2014	101	FV	69,000	0	.92	350,300	419,300	419,300	Year End Roll	1/23/2014
2013	101	FV	104,700	0	.92	340,100	444,800	444,800	Year End Roll	10/25/2012
2012	101	FV	104,700	0	.92	326,100	430,800	430,800	Year End	1/26/2012
2011	101	FV	108,000	0	.92	331,300	439,300	439,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYNCH JOHN P,	53540-426		9/15/2009	FAMILY	100	No	No			
GORDON KATHY LE	30622-431		9/1/1999		240000	No	No			
O'BRIEN, JOHN H	24716-466		7/21/1994	OTHER	135000	No	No			
	11174-7		7/19/1966		14000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/6/2008	4064	MANUAL		C				strip & re-roof
9/10/2001	2339	RENOVATI	70,000	C	6/29/2002			

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2013	MEAS+INSPCTD	618	G BOURGAULT
11/19/2008	MEAS/EXT INS	25	D ERSKINE
6/29/2002	ENTRY DENIED	613	M COLE
2/28/2000	MEAS+INSPCTD	600	PA
3/30/1996	MEAS/EXT INS	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 461,193	Spl Credit	Total: 461,200
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