



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: CHAN THEODORE
 Owner 2: SLINGERLAND VICTORIA
 Owner 3:
 Street 1: 128 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3813 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	301,000	800	1.847	542,500	844,300	
Total Card		301,000	800	1.847	542,500	844,300
Total Parcel		301,000	800	1.847	542,500	844,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 244.58		/Parcel: 244.58		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/13/14
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PREVIOUS OWNER

Owner 1: HESSLER - STEPHANIE
 Owner 2: HESSLER - JOHN CHRISTIAN
 Street 1: 128 LINCOLN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-3813 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	301,000	800	1.847	542,500	844,300	844,300	Year End Roll	9/28/2017
2017	101	FV	298,200	800	1.847	512,100	811,100	811,100	Year End Roll	9/29/2016
2016	101	FV	295,400	800	1.847	496,900	793,100	793,100	Year End Roll	1/14/2016
2015	101	FV	289,700	800	1.847	460,100	750,600	750,600	Year End	10/2/2014
2014	101	FV	278,100	800	1.847	412,100	691,000	691,000	Year End Roll	1/23/2014
2013	101	FV	272,500	800	1.847	400,100	673,400	673,400	Year End Roll	10/25/2012
2012	101	FV	272,500	800	1.85	471,300	744,600	744,600	Year End	1/26/2012
2011	101	FV	280,900	800	1.85	487,200	768,900	768,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HESSLER,STEPHAN	61711-101		4/30/2013	MULTI-PARCEL	833400	No	No			ALSO INCLUDES PARCEL 162-23-0 (95-
MOSS SILKE V,	48836-251		1/16/2007	MULTI-PARCEL	850000	No	No			INCLUDES PARCEL 95-18-0;
MOSS SYDNEY/SIL	24321-419		3/2/1994	FAMILY	0	No	No			
HORN MICHAEL C	13105-400		12/6/1976		89000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2013	5566	RENOVATI	15,000	C	5/13/2014			remodel bath
5/16/2013	5417	RENOVATI	25,000	C	5/13/2014			kit remodel
4/7/2006	3388	TEMPORAR		C				
12/27/2002	2628	RENOVATI	55,000	C	6/17/2003			basement
11/14/2002	2615	SHED		C	6/17/2003			
5/11/1999	1709	ROOF		C	4/14/2000			4/14/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/21/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
4/14/2000	MEAS/EXT INS	611	P MULHERN
3/30/1996	MEAS+INSPCTD	606	J SMITH
1/1/1987	INSPECTED	601	PAUL MARSH

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 Infru	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

Total AC/HA: 1.84655	Total SF/SM: 80435.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 542,460	Spl Credit	Total: 542,500
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