



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ROACHE LEO W
 Owner 2: ROACHE AVIS M
 Owner 3:
 Street 1: 140 LINCOLN RD UNIT 114
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	389,400	9,200	0.000		398,600
Total Card 389,400 9,200 0.000 398,600					
Total Parcel 389,400 9,200 0.000 398,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 332.17		/Parcel: 332.17	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	04/09/12

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry
 Postal:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	348,800	9200	.		358,000	358,000	Year End Roll	9/28/2017
2017	102	FV	345,400	9200	.		354,600	354,600	Year End Roll	9/29/2016
2016	102	FV	333,700	9200	.		342,900	342,900	Year End Roll	1/14/2016
2015	102	FV	317,000	9200	.		326,200	326,200	Year End	10/2/2014
2014	102	FV	283,600	9200	.		292,800	292,800	Year End Roll	1/23/2014
2013	102	FV	266,200	9200	.		275,400	275,400	Year End Roll	10/25/2012
2012	102	FV	264,700	9200	.		273,900	273,900	Year End	1/26/2012
2011	102	FV	292,000	9200	.		301,200	301,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROACHE LEO W,	29312-488		10/29/1998	CONVENIENC	1	No	No			
BOWLES LOUISE H	29312-476		10/28/1998		294000	No	No			
RYAN EST. NOMIN	23019-54		3/26/1993		198000	No	No		1/1/93 NO MASTER	

NARRATIVE DESCRIPTION
 This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
7/8/1994	INSPECTED	600	PA

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

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