



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: DOYLE FRANCES T
 Owner 2:
 Owner 3:
 Street 1: 140 LINCOLN RD APT213
 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
102	392,900		0.000		392,900
Total Card		392,900	0.000		392,900
Total Parcel		392,900	0.000		392,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 327.42		/Parcel: 327.42	

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

Insp Date	04/09/12
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PREVIOUS OWNER

Owner 1: Boyce Tr - Mary Alice
 Owner 2: -
 Street 1: 140 Lincoln Rd #213
 Twn/City: Lincoln
 St/Prov: MA Cntry
 Postal: 01773-3813

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	351,900	0	.		351,900	351,900	Year End Roll	9/28/2017
2017	102	FV	348,500	0	.		348,500	348,500	Year End Roll	9/29/2016
2016	102	FV	336,700	0	.		336,700	336,700	Year End Roll	1/14/2016
2015	102	FV	319,800	0	.		319,800	319,800	Year End	10/2/2014
2014	102	FV	286,200	0	.		286,200	286,200	Year End Roll	1/23/2014
2013	102	FV	268,600	0	.		268,600	268,600	Year End Roll	10/25/2012
2012	102	FV	267,000	9200	.		276,200	276,200	Year End	1/26/2012
2011	102	FV	294,600	9200	.		303,800	303,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Boyce Tr, Mary A	59267-571		6/11/2012		300000	No	No			Gar D rights sold on Bk59267 Pg571
BOYCE MARY ALIC	48709-15		12/21/2006	FAMILY	100	No	No			
BOYCE MARY ALIC	48709-13		12/21/2006	FAMILY	100	No	No			
BOYCE MARY ALIC	39260-379		5/20/2003	CONVENIENC	100	No	No			
RYAN EST. NOMIN	22895-334		2/8/1993		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

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
5/28/1996	MEAS+INSPCTD	606	J SMITH
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 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	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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