



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GRACE TR DEBORAH
Owner 2:	REYNOLDS TR DAVID L
Owner 3:	GRACE REALTY TRUST
Street 1:	140 LINCOLN RD
Street 2:	RYAN ESTATE APT214
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HULECKI WINNIFRED M -
Owner 2:	-
Street 1:	12 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**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:						
D				Topo		
s				Street	1	PAVED
t				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	RE																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
102	389,400		0.000		389,400	1723	0	
Total Card						Entered Lot Size		
Total Parcel						Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card: 324.50		/Parcel: 324.50		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	102	FV	348,800	0	.		348,800	348,800	Year End Roll	9/28/2017
2017	102	FV	345,400	0	.		345,400	345,400	Year End Roll	9/29/2016
2016	102	FV	333,700	0	.		333,700	333,700	Year End Roll	1/14/2016
2015	102	FV	317,000	0	.		317,000	317,000	Year End	10/2/2014
2014	102	FV	283,600	0	.		283,600	283,600	Year End Roll	1/23/2014
2013	102	FV	266,200	0	.		266,200	266,200	Year End Roll	10/25/2012
2012	102	FV	264,700	0	.		264,700	264,700	Year End	1/26/2012
2011	102	FV	292,000	0	.		292,000	292,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HULECKI WINNIFR	48045-567		8/24/2006		390000	No	No			
STALTER GRACE E	30297-005		6/15/1999		294000	No	No			
RYAN EST. NOMIN	23019-225		3/26/1993		210000	No	No			

**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 \_\_\_/\_\_\_/\_\_\_

