



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NICHOLS KATHLEEN POTE
Owner 2:	
Owner 3:	
Street 1:	32 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Webb Tr - Gertrude M
Owner 2:	Webb Tr - Heidi Rachel
Street 1:	140 Lincoln Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3813

**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 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																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	444,400		0.000		444,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.03						/Parcel: 291.03	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	398,000	0	.		398,000	398,000	Year End Roll	9/28/2017
2017	102	FV	394,200	0	.		394,200	394,200	Year End Roll	9/29/2016
2016	102	FV	380,800	0	.		380,800	380,800	Year End Roll	1/14/2016
2015	102	FV	361,800	0	.		361,800	361,800	Year End	10/2/2014
2014	102	FV	323,700	0	.		323,700	323,700	Year End Roll	1/23/2014
2013	102	FV	303,700	0	.		303,700	303,700	Year End Roll	10/25/2012
2012	102	FV	301,400	0	.		301,400	301,400	Year End	1/26/2012
2011	102	FV	332,600	0	.		332,600	332,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Webb Tr, Gertrud	60800-246		12/21/2012		420000	No	No			
FOGEL DANIEL,	37400-404		12/17/2002		389500	No	No			
KIEFER MAXINE E	26915-500		12/18/1996		260000	No	No			
HOLLINGSWORTH,	24625-384		6/16/1994		289000	No	No			
RYAN EST. NOMIN	23381-39		7/1/1993		269000	No	No		1/1/93 NO MASTER	

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

