



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 |        | HORSESHOE LN, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | SOLAR JOSHUA        |
| Owner 2:  | SOLAR DANIELLE      |
| Owner 3:  |                     |
| Street 1: | 20 HORSESHOE LN     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                 |
|-----------|-----------------|
| Owner 1:  | SOLAR - JOSHUA  |
| Owner 2:  | -               |
| Street 1: | 20 HORSESHOE LN |
| Twn/City: | LINCOLN         |
| St/Prov:  | MA Cntry        |
| Postal:   | 01773           |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.838 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2010, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 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: |      |             |     |         |      |        |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 6.78       | 1.000 | R3    |             |           |        |   |        |   |        |   | 542,400         |           |   |           |        |      | 542,400   |       |
| 106      | OUT BLD     |          | 0.00142     |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |             |           |        |   |        |   |        |   | 43              |           |   |           |        |      | 100       |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value     |         |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|---------|
| 101                     | 174,800        |                                | 1.837     | 542,400    | 717,200         |         |
| 106                     |                | 8,800                          | 0.001     | 100        | 8,900           |         |
| Total Card              |                | 174,800                        | 8,800     | 1.838      | 542,500         | 726,100 |
| Total Parcel            |                | 174,800                        | 8,800     | 1.838      | 542,500         | 726,100 |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | 810.15     | /Parcel: 810.15 |         |

| Legal Description                   | User Acct |
|-------------------------------------|-----------|
| See plan 6/25/09 for land division. |           |
|                                     | GIS Ref   |
|                                     | GIS Ref   |
| Entered Lot Size                    |           |
| Total Land:                         |           |
| 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   | 101 | FV  | 174,800    | 8800      | 1.838     | 542,500    | 726,100     | 726,100       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 172,000    | 8800      | 1.838     | 512,100    | 692,900     | 692,900       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 172,000    | 8800      | 1.838     | 496,900    | 677,700     | 677,700       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 166,300    | 8800      | 1.838     | 460,100    | 635,200     | 635,200       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 164,900    | 8800      | 1.838     | 412,100    | 585,800     | 585,800       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 162,100    | 8800      | 1.838     | 400,100    | 571,000     | 571,000       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 162,100    | 8800      | 1.838     | 440,100    | 611,000     | 611,000       | Year End      | 1/26/2012  |
| 2011   | 106 | FV  |            | 8800      | 1.838     | 447,300    | 456,100     | 456,100       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V   | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|-----|-----|-------|-----------------|-------|
| SOLAR,JOSHUA    | 1498-94   |      | 10/21/2016 | FAMILY    |            | 100 | No  | No    |                 |       |
| SOLAR,JANE M    | 1383-88   |      | 5/3/2010   | FAMILY    |            | 1   | No  | No    |                 |       |
| ROBERT L. SOLAR | 1050-83   |      | 10/26/1988 | FAMILY    |            | 0   | No  | No    |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 10/4/2017 | 6875   | MANUAL   | 6,400   | O   |            |          |          | Install wood burni |
| 6/23/2017 | 6783   | SHEET MT | 50,000  | O   |            |          |          | Sheet metal work f |
| 6/13/2017 | 6773   | RENO-ADD | 490,000 | O   | 5/16/2018  |          |          | Single family hous |
| 7/19/2010 | 4519   | NEW HOME | 278,000 | C   | 4/21/2011  |          |          | single family home |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 7/17/2011 | MEAS/EXT INS | 25  | D ERSKINE |
| 8/1/2008  | MEAS/EXT INS | 25  | D ERSKINE |
| 8/25/2001 | M&L COMPLETE | 613 | M COLE    |
| 3/11/1996 | MEAS+INSPCTD | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

