

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!90!



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		HUNTLEY LN, LINCOLN

OWNERSHIP

Owner 1:	ROEDER GILBERT M
Owner 2:	
Owner 3:	
Street 1:	11 HUNTLEY LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROEDER - GILBERT M
Owner 2:	ROEDER - E JUDITH
Street 1:	11 HUNTLEY LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		54450		SQUARE FE	PRIME SITE		0	8.3	1.328	R4									600,381						600,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	232,500	400	1.250	600,400	833,300
Total Card	232,500	400	1.250	600,400	833,300
Total Parcel	232,500	400	1.250	600,400	833,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		284.02	/Parcel: 284.02

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

GIS Ref
GIS Ref
Insp Date
05/17/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	212,400	400	1.25	584,500	797,300	797,300	Create Final value 2019	6/4/2019
2018	101	FV	212,400	400	1.25	584,500	797,300	797,300	Year End Roll	9/28/2017
2017	101	FV	208,600	400	1.25	578,700	787,700	787,700	Year End Roll	9/29/2016
2016	101	FV	206,600	400	1.25	562,000	769,000	769,000	Year End Roll	1/14/2016
2015	101	FV	202,600	400	1.25	520,100	723,100	723,100	Year End	10/2/2014
2014	101	FV	194,700	400	1.25	484,600	679,700	679,700	Year End Roll	1/23/2014
2013	101	FV	190,700	400	1.25	470,200	661,300	661,300	Year End Roll	10/25/2012
2012	101	FV	190,700	400	1.25	397,800	588,900	588,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROEDER, GILBERT	72593-111		5/13/2019	FAMILY		1	No	No		
SHEIK TR, MEHRDA	72311-162		3/8/2019		950000	No	No			
SHEIK, MEHRDAD	65758-397		7/20/2015	FAMILY	100	No	No			
SMITH WILLIAM	21518-565		11/4/1991		283000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2019	R-19-0055	SOLAR PA	15,000	C				Installation of in
12/28/1994	655-94	ADDITION	40,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
4/20/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
8/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.25000	Total SF/SM:	54450.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	600,381	SpI Credit	Total:	600,400
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