



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | LEWIS ST, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CARROLL ELAINE M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 34 LEWIS ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3816 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 | | 4 | 0510.80078 | SQUARE FE | PRIME SITE | | 0 | 7. | 1.682 | R3 | | | | | | | | | 477,073 | | | | | | 477,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 168,500 | 7,500 | 0.930 | 477,100 | 653,100 |
| Total Card | 168,500 | 7,500 | 0.930 | 477,100 | 653,100 |
| Total Parcel | 168,500 | 7,500 | 0.930 | 477,100 | 653,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 473.60 | /Parcel: 473.60 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 166,900 | 7500 | .93 | 462,100 | 636,500 | 636,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 188,400 | 7500 | .93 | 462,100 | 658,000 | 658,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 186,600 | 7500 | .93 | 436,200 | 630,300 | 630,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 183,200 | 7500 | .93 | 423,200 | 613,900 | 613,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 181,500 | 7500 | .93 | 391,900 | 580,900 | 580,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 174,600 | 7500 | .93 | 351,000 | 533,100 | 533,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 171,100 | 7500 | .93 | 340,800 | 519,400 | 519,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 177,200 | 7500 | .93 | 299,900 | 484,600 | 484,600 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
| CARROLL RICHARD | 22519-280 | | 10/20/1992 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|---------|--------|-----|------------|----------|----------|--------------------|
| 3/10/2010 | 4397 | WINDOWS | 1,383 | C | | | | 4 replace wind in |
| 10/15/2004 | 3071 | ROOF | | C | 3/14/2005 | | | |
| 5/29/2002 | 2502 | WDK | 4,900 | C | 6/21/2003 | | | rep deck & rem sol |
| 8/27/2001 | 2323 | ROOF | | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 7/28/2010 | LEFT NOTICE | 25 | D ERSKINE |
| 11/24/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/21/2003 | MEAS/EXT INS | 615 | |
| 3/26/1996 | MEAS+INSPCTD | 606 | |
| 12/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

