

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	TINGLEY FREDERICK M
Owner 2:	TINGLEY DILLA G
Owner 3:	
Street 1:	5 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3903 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.78 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily CLAPBOARD Exterior and ROLLED Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		77536		SQUARE FE	PRIME SITE		0	8.3	1.022	R4									657,865						657,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	175,500	3,600	1.780	657,900	837,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 404.90						/Parcel: 404.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	174,000	3600	1.78	640,400	818,000	818,000	Create Final value 2019	6/4/2019
2018	101	FV	174,000	3600	1.78	640,400	818,000	818,000	Year End Roll	9/28/2017
2017	101	FV	171,000	3600	1.78	634,100	808,700	808,700	Year End Roll	9/29/2016
2016	101	FV	169,500	3600	1.78	615,900	789,000	789,000	Year End Roll	1/14/2016
2015	101	FV	164,900	3600	1.78	569,900	738,400	738,400	Year End	10/2/2014
2014	101	FV	152,800	3600	1.78	531,000	687,400	687,400	Year End Roll	1/23/2014
2013	101	FV	149,800	3600	1.78	515,200	668,600	668,600	Year End Roll	10/25/2012
2012	101	FV	149,800	3600	1.78	535,000	688,400	688,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10233-155		3/19/1963		27500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2004	2913	ROOF		C	3/14/2005			
7/1/1994	512-94	RENOVATI		C	1/1/1995			
4/7/1994	442	DEMOLITI		C	1/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS+INSPCTD	622	K Cuoco
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	
2/26/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

