



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLYNN WILLIAM
Owner 2:	FLYNN THRESE MARIE
Owner 3:	
Street 1:	11 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1902 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1978, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		50094		SQUARE FE	PRIME SITE		0	4.75	1.418	R1									337,384						337,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	387,200	400	1.150	337,400	725,000		
Total Card		387,200	400	1.150	337,400	725,000	Entered Lot Size
Total Parcel		387,200	400	1.150	337,400	725,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 248.29		/Parcel: 248.29		Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	358,900	400	1.15	322,500	681,800	681,800	Create Final value 2019	6/4/2019
2018	101	FV	339,300	400	1.15	322,500	662,200	662,200	Year End Roll	9/28/2017
2017	101	FV	330,000	400	1.15	322,500	652,900	652,900	Year End Roll	9/29/2016
2016	101	FV	319,000	400	1.15	313,200	632,600	632,600	Year End Roll	1/14/2016
2015	101	FV	316,000	400	1.15	248,600	565,000	565,000	Year End	10/2/2014
2014	101	FV	294,600	400	1.15	238,700	533,700	533,700	Year End Roll	1/23/2014
2013	101	FV	288,500	400	1.15	234,400	523,300	523,300	Year End Roll	10/25/2012
2012	101	FV	294,600	400	1.15	284,100	579,100	579,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EMILE J. LEBLAN	13574-499		11/1/1978		135000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L EXTERIOR	613	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

