



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING PAY SHIN
Owner 2:	KING TONG I
Owner 3:	
Street 1:	6 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1906 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.37 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1980, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		59677		SQUARE FE	PRIME SITE		0	4.75	1.238	R1									351,040						351,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	268,500		1.370	351,000	619,500
Total Card		268,500	1.370	351,000	619,500
Total Parcel		268,500	1.370	351,000	619,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 219.99		/Parcel: 219.99	

Legal Description	User Acct
	0
	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
2019	101	FV	265,600	0	1.37	335,500	601,100	601,100	Create Final value 2019	6/4/2019
2018	101	FV	265,600	0	1.37	335,500	601,100	601,100	Year End Roll	9/28/2017
2017	101	FV	262,700	0	1.37	335,500	598,200	598,200	Year End Roll	9/29/2016
2016	101	FV	256,900	0	1.37	325,900	582,800	582,800	Year End Roll	1/14/2016
2015	101	FV	254,000	0	1.37	258,700	512,700	512,700	Year End	10/2/2014
2014	101	FV	242,400	0	1.37	248,300	490,700	490,700	Year End Roll	1/23/2014
2013	101	FV	236,500	0	1.37	243,900	480,400	480,400	Year End Roll	10/25/2012
2012	101	FV	255,100	0	1.37	251,700	506,800	506,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YASHAR BAHCELI	15684-78		7/16/1984		180000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2018	7241	WINDOWS	37,157	C				Replace 16 windows
7/23/2012	5102	ROOF	17,454	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
10/3/2001	M&L COMPLETE	613	
2/24/1996	MEAS+INSPCTD	606	

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

Total AC/HA: 1.37000	Total SF/SM: 59677.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 1	Total: 351,040	Spl Credit	Total: 351,000
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