



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HORSES CROSSING, LINCOLN

OWNERSHIP

Owner 1:	CHURCHILL WILLIAM E
Owner 2:	
Owner 3:	
Street 1:	6 HORSES CROSSING
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BURKE JR TR - WALTER J
Owner 2:	-
Street 1:	PO BOX 0171
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0171

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1861, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		80000		SQUARE FE	PRIME SITE		0	4.75	0.750	R1			LOCATIO	-25					285,000						285,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	226,800	35,900	1.837	285,000	547,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 236.24						/Parcel: 189.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	333,700	35900	1.837	254,200	623,800	623,800	Create Final value 2019	6/4/2019
2018	101	FV	333,700	35900	1.837	254,200	623,800	623,800	Year End Roll	9/28/2017
2017	101	FV	81,800	2200	1.837	254,200	338,200	338,200	Year End Roll	9/29/2016
2016	101	FV	80,200	2200	1.837	247,000	329,400	329,400	Year End Roll	1/14/2016
2015	101	FV	149,900	2200	1.837	196,000	348,100	348,100	Year End	10/2/2014
2014	101	FV	184,700	2200	1.837	215,000	401,900	401,900	Year End Roll	1/23/2014
2013	101	FV	180,800	2200	1.837	264,000	447,000	447,000	Year End Roll	10/25/2012
2012	101	FV	183,400	2200	1.837	240,000	425,600	425,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURKE JR TR,WAL	63372-300		3/14/2014		335000	No	No			
WALTER J. BURKE	20461-451		3/30/1990	OTHER	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/16/2015	6057	GARAGE	45,000	C	5/23/2017			Construct 2 car de
4/16/2015	6056	RENOVATI	275,000	C	5/23/2017			Relocate single fa
8/27/2014	5877	ROOF	7,500	C				
6/30/2014	5805	REMOVE	10,000	C	6/17/2015			Remove stucco sidi
10/5/2009	4290	REMOVE	3,500	C	7/14/2011			remove existing po

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	PERMIT VISIT	618	G BOURGAULT
6/17/2015	PERMIT VISIT	619	DH
7/14/2011	MEAS/EXT INS	25	D ERSKINE
9/18/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	
1/15/1996	ENTRY DENIED	606	

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

