

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		AUTUMN LN, LINCOLN

OWNERSHIP

Owner 1:	BUITRAGO ERI ANNE-MARIE
Owner 2:	BUITRAGO CARLOS RAFAEL
Owner 3:	
Street 1:	79 AUTUMN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2403 Type:

PREVIOUS OWNER

Owner 1:	MOZZI - ROBERT L
Owner 2:	MOZZI - RUTH M
Street 1:	79 AUTUMN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2403

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1972, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Influ	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	233,200		2.170	570,000	803,200
Total Card		233,200	2.170	570,000	803,200
Total Parcel		233,200	2.170	570,000	803,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.31		/Parcel: 342.31	

Legal Description	User Acct
	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	216,800	0	2.17	552,400	769,200	769,200	Create Final value 2019	6/4/2019
2018	101	FV	216,800	0	2.17	552,400	769,200	769,200	Year End Roll	9/28/2017
2017	101	FV	216,800	0	2.17	522,000	738,800	738,800	Year End Roll	9/29/2016
2016	101	FV	214,400	0	2.17	506,800	721,200	721,200	Year End Roll	1/14/2016
2015	101	FV	205,000	0	2.17	470,000	675,000	675,000	Year End	10/2/2014
2014	101	FV	202,700	0	2.17	422,000	624,700	624,700	Year End Roll	1/23/2014
2013	101	FV	198,000	0	2.17	410,000	608,000	608,000	Year End Roll	10/25/2012
2012	101	FV	213,400	0	2.17	450,000	663,400	663,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOZZI,ROBERT L	70157-452		10/31/2017		705000	No	No			
LANE'S END REAL	12146-477		1/21/1972		23000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/15/2015	6307	ROOF	12,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS+INSPCTD	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
3/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

