



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		OLD FARM RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	257,700		2.797	669,800	927,500
Total Card		257,700	2.797	669,800	927,500
Total Parcel		257,700	2.797	669,800	927,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 374.14		/Parcel: 374.14	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/27/13
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OWNERSHIP

Owner 1:	PARKER SUZANNE
Owner 2:	LAU JULIE A
Owner 3:	
Street 1:	4 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 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	242,300	0	2.797	652,200	894,500	894,500	Create Final value 2019	6/4/2019
2018	101	FV	242,300	0	2.797	652,200	894,500	894,500	Year End Roll	9/28/2017
2017	101	FV	242,300	0	2.797	645,800	888,100	888,100	Year End Roll	9/29/2016
2016	101	FV	240,100	0	2.797	627,400	867,500	867,500	Year End Roll	1/14/2016
2015	101	FV	201,600	0	2.797	581,000	782,600	782,600	Year End	10/2/2014
2014	101	FV	192,500	400	2.797	541,800	734,700	734,700	Year End Roll	1/23/2014
2013	101	FV	188,500	400	2.717	525,300	714,200	714,200	Year End Roll	10/25/2012
2012	101	FV	188,500	400	2.72	529,600	718,500	718,500	Year End	1/26/2012

PREVIOUS OWNER

Owner 1:	LAINE - SCOTT
Owner 2:	LAINE - AMY A
Street 1:	4 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAINE,SCOTT	1453-103		5/30/2014		990000	No	No	
WANG CHIU-CHEN,	1335-91		4/5/2007		750000	No	No	
WILLIAM J. TARK	864-105		7/22/1975		35000	No	No	

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1975, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/21/2007	3689	RENOVATI	80,000	C	6/15/2007			reno kit & master
4/23/2007	3662	ROOF		C				re-roof house

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	MEAS+INSPCTD	100	
11/16/2006	MEAS+INSPCTD	100	
9/9/1998	MEAS+INSPCTD	602	
5/24/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,760						5,800	Wetland

Total AC/HA:	2.79655	Total SF/SM:	121817.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	669,760	Spl Credit		Total:	669,800
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