

140
Map

36
Lot

0
Sublot

Building

Unit

1 of 1
CARD
RESIDENTIAL

Town Of Lincoln

TOTAL ASSESSED: 1,097,566
1549!



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	57 2 4
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	JOHNSON KIMMOND ALLAN
Owner 2:	
Owner 3:	
Street 1:	22 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as 017 with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 3 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		5227		SQUARE FE	PRIME SITE		0	8.3	9.000	R4									390,457						390,500	
720	RELATED		1.38		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									41,400			48			66	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	649,200	57,800	0.120	390,500	1,097,500
720			1.380	66	66
Total Card	649,200	57,800	1.500	390,566	1,097,566
Total Parcel	649,200	57,800	1.500	390,566	1,097,566
Source:	Market Adj Cost	Total Value per SQ unit /Card:	227.76	/Parcel:	227.76

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	017	FV	585,800	57800	1.5	421,500	1,065,100	1,023,766	Create Final value 2019	6/4/2019
2018	017	FV	585,800	57800	1.5	421,500	1,065,100	1,023,755	Year End Roll	9/28/2017
2017	017	FV	568,300	57800	1.5	417,700	1,043,800	1,002,455	Year End Roll	9/29/2016
2016	017	FV	545,700	57800	1.5	406,900	1,010,400	969,055	Year End Roll	1/14/2016
2015	017	FV	540,000	57800	1.5	379,600	977,400	936,055	Year End	10/2/2014
2014	017	FV	499,900	57800	3.217	577,400	1,135,100	1,093,755	Year End Roll	1/23/2014
2013	017	FV	488,500	57800	1.5	347,200	893,500	852,155	Year End Roll	10/25/2012
2012	017	FV	499,900	57800	1.5	358,900	916,600	875,359	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANNE E. JOHNSON	22778-12		12/29/1992	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/19/2012	5282	ROOF	5,700	C				strip & re-roof dw
10/10/2012	5184	SOLAR PA	51,800	C				56 flush solar pan
2/24/2005	3127	W/S FLUE		C	5/14/2005			
10/2/2003	2783	ADDITION	300,000	C	5/15/2004			3 story addition 5
8/19/2003	2754	MANUAL	20,000	C				foundation for add
1/25/1994	193	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2010	MEAS+INSPCTD	25	D ERSKINE
5/14/2005	MEAS/EXT INS	615	
5/15/2004	MEAS+INSPCTD	615	
4/20/1996	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

