



PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	L	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	COLLINGS RAY K
Owner 2:	
Owner 3:	
Street 1:	13L SOUTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1114 Type:

PREVIOUS OWNER

Owner 1:	FEDOROVA ALEXANDRA -
Owner 2:	OKMIANSKI ANTON -
Street 1:	13L SOUTH COMMONS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1114

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	499,500		0.000		499,500	54	0
							GIS Ref
							GIS Ref
							Insp Date
							04/24/12
Total Card		499,500	0.000		499,500	Entered Lot Size	
Total Parcel		499,500	0.000		499,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 232.06			/Parcel: 232.06	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	102	FV	483,400	0	.		483,400	483,400	Create Final value 2019	6/4/2019
2018	102	FV	483,400	0	.		483,400	483,400	Year End Roll	9/28/2017
2017	102	FV	451,900	0	.		451,900	451,900	Year End Roll	9/29/2016
2016	102	FV	448,000	0	.		448,000	448,000	Year End Roll	1/14/2016
2015	102	FV	432,300	0	.		432,300	432,300	Year End	10/2/2014
2014	102	FV	408,700	0	.		408,700	408,700	Year End Roll	1/23/2014
2013	102	FV	385,800	0	.		385,800	385,800	Year End Roll	10/25/2012
2012	102	FV	384,000	0	.		384,000	384,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FEDOROVA ALEXAN	49042-528		2/27/2007		487000	No	No			
MCGEAN GEOFFREY	31700-211		8/9/2000		340000	No	No			
LINCOLN HSE ASS	25699-539		9/29/1995		224680	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/10/2001	2198	MANUAL	6,800	C	6/12/2001			Change tub to jacu
9/12/1998	1493	FINISH B	5,000	C	3/24/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/12/2001	MEAS/EXT INS	615	
3/24/1999	MEAS+INSPCTD	602	
6/3/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

