

**Town Of Lincoln**



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16	D	NORTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	KING WAYNE M
Owner 2:	KOOIMA SARA N
Owner 3:	
Street 1:	16D NORTH COMMONS
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MURRAY - JOHN B
Owner 2:	MURRAY - NANCY R
Street 1:	39 BROOKS ST
Twn/City:	GEORGETOWN
St/Prov:	MA Cntry
Postal:	01833

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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
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	462,700		0.000		462,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/24/12
Total Card		462,700	0.000		462,700	Entered Lot Size	
Total Parcel		462,700	0.000		462,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 283.52		/Parcel: 283.52		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	447,800	0	.		447,800	447,800	Create Final value 2019	6/4/2019
2018	102	FV	447,800	0	.		447,800	447,800	Year End Roll	9/28/2017
2017	102	FV	418,700	0	.		418,700	418,700	Year End Roll	9/29/2016
2016	102	FV	415,000	0	.		415,000	415,000	Year End Roll	1/14/2016
2015	102	FV	400,400	0	.		400,400	400,400	Year End	10/2/2014
2014	102	FV	378,600	0	.		378,600	378,600	Year End Roll	1/23/2014
2013	102	FV	357,400	0	.		357,400	357,400	Year End Roll	10/25/2012
2012	102	FV	355,300	0	.		355,300	355,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURRAY,JOHN B	66310-339		10/30/2015		450000	No	No			
MURRAY,JOHN B	64965-270		2/26/2015	CONVENIENC		1	No	No		
BURNS ROBERT W,	29041-314		8/31/1998		292000	No	No			
LINCOLN HOUSE A	21234-161		6/21/1991		217800	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L EXTERIOR	615	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

