

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	R	SOUTH COMMONS, LINCOLN

OWNERSHIP

Owner 1:	CORMAN IRENE E		
Owner 2:			
Owner 3:			
Street 1:	7R SOUTH COMMONS		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	GILL - CHRISTOPHER J		
Owner 2:	LITZOW - JENNIFER M		
Street 1:	7R SOUTH COMMONS		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773		

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, 1 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 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																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	102	CONDO	Prime NB Desc	BATTLE	Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	520,400		0.000		520,400	2921	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 229.61						/Parcel: 229.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	503,700	0	.		503,700	503,700	Create Final value 2019	6/4/2019
2018	102	FV	503,700	0	.		503,700	503,700	Year End Roll	9/28/2017
2017	102	FV	471,000	0	.		471,000	471,000	Year End Roll	9/29/2016
2016	102	FV	466,900	0	.		466,900	466,900	Year End Roll	1/14/2016
2015	102	FV	450,500	0	.		450,500	450,500	Year End	10/2/2014
2014	102	FV	425,900	0	.		425,900	425,900	Year End Roll	1/23/2014
2013	102	FV	402,300	0	.		402,300	402,300	Year End Roll	10/25/2012
2012	102	FV	399,500	0	.		399,500	399,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GILL,CHRISTOPHE	61883-91		5/28/2013		422000	No	No			
MCHUGH JAMES F,	51372-475		6/27/2008		499000	No	No			
FABER TODD M,	41610-306		12/15/2003		485000	No	No			
BICKERTON ARTHU	34139-556		11/26/2001		365000	No	No			
DEMIDOWITZ WILL	28869-574		7/22/1998		270000	No	No			
LINCOLN HOUSE A	28869-572		1/23/1995		219500	No	No			12/30/96 death of wife

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/10/2003	2631	RENOVATI	15,741	C	6/17/2003			basement

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
4/29/1997	MEAS/EXT INS	600	
5/24/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6 10 7R
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:	

PRINT

Date	Time
09/30/19	19:31:25

LAST REV

Date	Time
07/08/13	13:26:56

brennanp
1711

