

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	SANDERSON IAN C
Owner 2:	SANDERSON ANNE LH
Owner 3:	
Street 1:	127 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3812 Type:

PREVIOUS OWNER

Owner 1:	SANDERSON - IAN C
Owner 2:	SANDERSON - ANNE LH
Street 1:	127 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3812

NARRATIVE DESCRIPTION

This Parcel contains 8.567 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		6.73		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									40,380						40,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,141,000	30,500	8.567	704,400	1,875,900
Total Card	1,141,000	30,500	8.567	704,400	1,875,900
Total Parcel	1,141,000	30,500	8.567	704,400	1,875,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		335.51	/Parcel: 335.51

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	101	FV	1,106,300	30500	8.567	686,800	1,823,600	1,823,600	Create Final value 2019	6/4/2019
2018	101	FV	1,106,300	30500	8.567	686,800	1,823,600	1,823,600	Year End Roll	9/28/2017
2017	101	FV	980,300	35600	8.567	680,400	1,696,300	1,696,300	Year End Roll	9/29/2016
2016	101	FV	938,400	35600	8.567	662,000	1,636,000	1,636,000	Year End Roll	1/14/2016
2015	101	FV	929,400	35600	8.567	615,600	1,580,600	1,580,600	Year End	10/2/2014
2014	101	FV	866,500	35600	8.567	576,400	1,478,500	1,478,500	Year End Roll	1/23/2014
2013	101	FV	848,500	35600	8.567	560,400	1,444,500	1,444,500	Year End Roll	10/25/2012
2012	101	FV	866,500	35600	8.57	719,700	1,621,800	1,621,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SANDERSON,IAN C	61523-257		4/2/2013	FAMILY		1	No	No
GILFORD CONSTRU	22816-062		1/11/1993		539000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/3/2000	2017	MANUAL	100,000	C	5/19/2001			kitchen cabinets
2/19/1999	1628	ADDITION	60,000	C	6/5/1999			bedroom 5/31/00
6/27/1996	988-96	MANUAL	370,000	C	7/17/1997			GR + ADD
5/25/1993	247	FINISH B	5,000	C	7/8/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS/EXT INS	25	D ERSKINE
5/19/2001	MEAS+INSPCTD	614	
5/31/2000	MEAS+INSPCTD	611	
6/5/1999	MEAS+INSPCTD	602	
3/30/1996	MEAS+INSPCTD	606	
7/8/1995	MEAS/EXT INS	600	
4/27/1994	MEAS/EXT INS	600	
1/1/1994	M&L EXTERIOR	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	8.56655	Total SF/SM:	373158.94	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	704,380	Spl Credit		Total:	704,400
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USER DEFINED

Prior Id # 1:	84 1 1
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	20:53:13

LAST REV

Date	Time
06/07/17	15:36:15
apro	
2113	

