



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BLOOD TR DIANA BARNES
 Owner 2: BLOOD TR BERNARD
 Owner 3: BERNARD & DIANA BLOOD TRUST
 Street 1: 104 LINCOLN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-3800 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	387,200	5,000	1.887	560,300	952,500	
Total Card		387,200	5,000	1.887	560,300	952,500
Total Parcel		387,200	5,000	1.887	560,300	952,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 357.20		/Parcel: 357.20		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/13/18
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PREVIOUS OWNER

Owner 1: BLOOD - DIANA BARNES
 Owner 2: -
 Street 1: 104 LINCOLN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-3800

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	360,300	5000	1.887	542,700	908,000	908,000	Create Final value 2019	6/4/2019
2018	101	FV	347,400	5000	1.887	542,700	895,100	895,100	Year End Roll	9/28/2017
2017	101	FV	338,000	5000	1.887	512,300	855,300	855,300	Year End Roll	9/29/2016
2016	101	FV	326,800	5000	1.887	497,100	828,900	828,900	Year End Roll	1/14/2016
2015	101	FV	323,800	5000	1.887	460,300	789,100	789,100	Year End	10/2/2014
2014	101	FV	302,100	5000	1.887	412,300	719,400	719,400	Year End Roll	1/23/2014
2013	101	FV	296,000	5000	1.887	400,300	701,300	701,300	Year End Roll	10/25/2012
2012	101	FV	250,700	5000	1.89	488,800	744,500	744,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BLOOD,DIANA BAR	71112-227		6/5/2018	CONVENIENC	99	No	No	
BLOOD BERNARD E	49975-447		8/21/2007	FAMILY	1	No	No	
KANO, CYRUS + D	21419-600		9/17/1991		260000	No	No	

NARRATIVE DESCRIPTION

This Parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2012	5176	FENCE	4,425	C				install a fence fo
6/28/2002	2525	ADDITION	128,000	C	6/21/2003			goes with permit #
6/10/2002	2508	ADDITION	128,000	C	6/21/2003			2 story foundation
6/3/1993	255	RENOVATI	8,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS+INSPCTD	622	K Cuoco
11/21/2008	MEAS+INSPCTD	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
5/21/1996	MEAS+INSPCTD	606	
12/17/1993	PERMIT VISIT	600	
1/27/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

Total AC/HA: 1.88655	Total SF/SM: 82178.12	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 560,300	Spl Credit	Total: 560,300
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