

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THORNE DUNE DELAFIELD
Owner 2:	MCGAGHREN NEVILLE G
Owner 3:	
Street 1:	105 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STAAB DAVID L -
Owner 2:	STAAB KATHLEEN A -
Street 1:	105 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3805

NARRATIVE DESCRIPTION

This Parcel contains 2.207 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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:						
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 Infl	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		0.37		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,220						2,200	Wetland

Total AC/HA:	2.20655	Total SF/SM:	96117.31	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	666,220	Spl Credit	Total:	666,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,497,100	6,800	2.207	666,200	2,170,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	338.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,568,300	6800	2.207	648,600	2,223,700	2,223,700	Create Final value 2019	6/4/2019
2018	101	FV	1,568,300	6800	2.207	648,600	2,223,700	2,223,700	Year End Roll	9/28/2017
2017	101	FV	1,469,700	6800	2.207	642,200	2,118,700	2,118,700	Year End Roll	9/29/2016
2016	101	FV	1,445,900	6800	2.207	623,800	2,076,500	2,076,500	Year End Roll	1/14/2016
2015	101	FV	1,407,600	6800	2.207	577,400	1,991,800	1,991,800	Year End	10/2/2014
2014	101	FV	1,305,200	6800	2.207	538,200	1,850,200	1,850,200	Year End Roll	1/23/2014
2013	101	FV	1,279,700	6800	2.207	522,200	1,808,700	1,808,700	Year End Roll	10/25/2012
2012	101	FV	1,279,700	6800	2.21	490,700	1,777,200	1,777,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STAAB DAVID L,	49502-305		5/25/2007		2010000	No	No			
PATALANO, VINCE	24793-336		8/19/1994		1100000	No	No			
COUNTRYSIDE CON	16866-330		3/27/1986		890000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	R-19-0028	HOT TUB	24,427	C				Pour a 4" concrete
7/14/2010	4516	RENOVATI	95,400	C	12/16/2010			in-fill walls to m
12/14/2009	4352	FINISH B	15,000	C	4/30/2010			reno existing bmt
4/10/2008	3915	ROOF		C				Strip & Re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2011	MEAS+INSPCTD	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/23/2006	MEAS/EXT INS	615	
5/11/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84 6 6
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	20:55:58

LAST REV

Date	Time
06/27/19	15:31:06

apro 2126

