## Property Details

### Location
- Property Location: OLD COUNTY RD, LINCOLN
- Township: LUC
- Street: OLD COUNTY RD
- City: LINCOLN
- State: MA
- Zip Code: 01773-3506
- Database: FY2020

### Ownership
- Owner 1: SIZER CHARLES E
- Owner 2: SIZER COLLETTE J
- Owner 3: -

### Building
- Building Type: RESIDENTIAL
- Year Built: 1955
- Description: RANCH
- Exterior: Primarily WOOD Exterior and TAR+GRAVEL Roof Cover

### Land
- Size: 2.5 ACRES
- Classification: Class 4
- Use: PRIME SITE
- Condition: Exempt

### Owners & Addresses
- Owner 1: Cundiff, Roy
- Owner 2: Swanson David W
- Owner 3: -

### Legal Description
- Legal Description: ONE FAM
- Land Size: 664,000

### Appraisal
- Date: 05/27/14
- Value: 380,000

### Assessed Value
- Assessed Value: 124,200
- Last Roll: 5/27/14

### Narrative Description
- This Parcel contains 2.5 ACRES of land classified as ONE FAM with a RANCH Building Built about 1955, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 0 Half Baths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

### Building Permits
- Date: 5/27/14
- Description: new 2 car garage with remove shed to bui
- Fed Code: 5754-374
- Verf: 1
- Assoc PCL Value: 0

### Activity Information
- Date: 5/27/2014
- Result: MEAS/EXT INS
- By Name: D ERSKINE
- Name: D ERSKINE

### Sales Information
- Date: 05/04/14
- Price: 546,600
- Year: 2012

### Assessed Value
- Assessed Value: 124,200
- Previous Assessed Value: 101
- Date: 09/29/1998
- Value: 90,000
- Type: SEPTIC
- Verf: 1
- Assoc PCL Value: 0

### Building
- Building Type: GARAGE
- Unit: 1
- Location: 33566-568

### Land Section
- Total Land: 664,000
- Notes: 25

### Other Assessments
- Notes: 102,300
- Type: PRIME SITE
- Value: 102,300

### Summary
- Legal Description: ONE FAM
- Land Size: 664,000
- Total: 380,000
- Value: 124,200

### User Acct
- User Acct: 0

### GIS Ref
- GIS Ref: 0

### Notes
- Notes: 25
- Type: PRIME SITE
- Value: 124,200

### disclaimer
- This Information is believed to be correct but is subject to change and is not warranted.
- Database: FY2020
- meadowse
**COMMENTS**

Anna Merrill deceased 2/6/96.

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**SPEC FEATURES/YARD ITEMS**

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<th>Qty</th>
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<th>Con</th>
<th>Year</th>
<th>Unit Price</th>
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<th>Dep</th>
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**REMODELING**

- **Exterior:** No Unit
- **Interior:** 1ST FLOOR
- **Remodeling:**
  - **Total:**
    - **Net Sketched Area:** 3.08%
    - **Fin Area:** 85.00
    - **Size Adj.:** 129054046
    - **Adj.$ / SQ:** 100.71
    - **Adj. Total:** 179414
    - **Other Features:** 33389
    - **Grade Factor:** 1.00
    - **Neighborhood Adj:** 100.00
    - **% Heated:** 100
    - **% AC:** 100
    - **% Com Wall:** 0
    - **% Sprinkled:** 0
    - **Depreciation:** 65260
    - **Depreciation Total:** 124155

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**COMPARABLE SALES**

- **WAv$/SQ:**
- **AvRate:**
- **Ind.Val:** 615278.9883

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**SUB AREA DETAIL**

- **Code:** FFL
- **Description:** 1ST FLOOR
  - **Area - SQ:** 1.110
  - **Rate - AV:** 110.770
  - **Undepr Value:** 122,956
- **Code:** WDK
  - **Description:** WOOD DECK
  - **Area - SQ:** 468
  - **Rate - AV:** 17.290
  - **Undepr Value:** 8,094
- **Code:** BMT
  - **Description:** BASEMENT
  - **Area - SQ:** 179414
  - **Rate - AV:** 27.690
  - **Undepr Value:** 11,016
- **Code:** OSP
  - **Description:** SCRN PORCH
  - **Area - SQ:** 124200
  - **Rate - AV:** 22.500
  - **Undepr Value:** 3,960

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**IMAGE**

AssessPro Patriot Properties, Inc