



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		FORESTER RD, LINCOLN

**OWNERSHIP**

Owner 1:	KELLY ERIN I
Owner 2:	MCPHERSON LIONEL K
Owner 3:	
Street 1:	2 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0487 Type:

**PREVIOUS OWNER**

Owner 1:	OLFATI HOUMAN ENZO -
Owner 2:	-
Street 1:	2 FORESTER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0487

**NARRATIVE DESCRIPTION**

This Parcel contains 3.84 ACRES of land mainly classified as TWO FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
104	TWO FAM		1.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									40,890						40,900	
104	TWO FAM		0.64		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									3,840						3,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
104	322,500		3.840	604,700	927,200		0
							GIS Ref
							GIS Ref
Total Card	322,500		3.840	604,700	927,200	Entered Lot Size	
Total Parcel	322,500		3.840	604,700	927,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	243.14	/Parcel:	243.14	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	104	FV	319,800	0	3.84	587,100	906,900	906,900	Create Final value 2019	6/4/2019
2018	104	FV	319,800	0	3.84	587,100	906,900	906,900	Year End Roll	9/28/2017
2017	104	FV	314,400	0	3.84	556,700	871,100	871,100	Year End Roll	9/29/2016
2016	104	FV	311,700	0	3.84	541,500	853,200	853,200	Year End Roll	1/14/2016
2015	104	FV	303,600	0	3.84	504,700	808,300	808,300	Year End	10/2/2014
2014	104	FV	268,600	0	3.84	456,700	725,300	725,300	Year End Roll	1/23/2014
2013	104	FV	263,500	0	3.84	444,700	708,200	708,200	Year End Roll	10/25/2012
2012	104	FV	275,000	0	3.84	484,700	759,700	759,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLFATI HOUMAN E	53369-449		8/11/2009	MULTI-PARCEL	850000	No	No			also in Waltham
DRINKWATER POLL	46098-352		9/16/2005		925000	No	No			
WHITE CHRISTOPH	27656-327		9/9/1997	CONVENIENC	42000	No	No			SOLD HIS INT.
WHITE, CHRISTOP	26178-248		3/29/1996	CONVENIENC	1	No	No			1/3 WHITE/2/3 DRINK.
FIRST ATLANTIC	21387-540		8/30/1991		222000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2015	5988	MANUAL	3,191	C				insulate buffer wa
6/29/2001	2286	MANUAL	9,000	C	6/22/2002			install skylight
7/12/1993	282	WDK	2,700	C	12/17/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	
9/15/2001	M&L EXTERIOR	615	
6/12/1999	M&L COMPLETE	602	
3/7/1996	MEAS/EXT INS	606	
12/17/1993	PERMIT VISIT	600	
10/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

