



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BOWLES TR, LINCOLN

OWNERSHIP

Owner 1:	HARRIS DAVID R
Owner 2:	HARRIS AMY L
Owner 3:	
Street 1:	4 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4315 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.025 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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
101	ONE FAM		39640		SQUARE FE	PRIME SITE		0	6.25	1.713	R2									424,325						424,300	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,450						3,500	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	182,700	3,500	1.025	427,800	614,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.68						/Parcel: 311.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,200	3500	1.025	434,600	619,300	619,300	Year End Roll	9/26/2019
2019	101	FV	166,200	3500	1.025	420,400	590,100	590,100	Create Final value 2019	6/4/2019
2018	101	FV	156,200	3500	1.025	420,400	580,100	580,100	Year End Roll	9/28/2017
2017	101	FV	154,700	3500	1.025	408,100	566,300	566,300	Year End Roll	9/29/2016
2016	101	FV	153,200	3500	1.025	408,100	564,800	564,800	Year End Roll	1/14/2016
2015	101	FV	150,200	3500	1.025	346,400	500,100	500,100	Year End	10/2/2014
2014	101	FV	144,200	3500	1.025	311,100	458,800	458,800	Year End Roll	1/23/2014
2013	101	FV	141,200	3500	1.04	306,200	450,900	450,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRIS DAVID R,	29416-47		11/19/1998	CONVENIENC		1	No	No		
WARD WALTER JR	22894-573		2/8/1993		235000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2000	1996	RENOVATI	20,000	C	4/13/2002			CONVERT SUNROOM TO

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	MEAS/EXT INS	622	K Cuoco
12/1/2008	MEAS+INSPCTD	25	D ERSKINE
4/13/2002	MEAS/EXT INS	613	
10/13/2001	M&L EXTERIOR	613	
1/16/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
5/23/1994	FIELDREV CHG	600	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

