



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BOWLES TR, LINCOLN
Unit #:		
Owner 1: GUNDY JENNIFER MORRIS		
Owner 2: GUNDY WALTER D		
Owner 3:		
Street 1: 8 BOWLES TR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4315	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	207,400	1,400	2.020	511,900	720,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 389.99						/Parcel: 389.99	

OWNERSHIP

Owner 1: GUNDY JENNIFER MORRIS
 Owner 2: GUNDY WALTER D
 Owner 3:
 Street 1: 8 BOWLES TR
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 01773-4315 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	192,400	1400	2.02	445,500	639,300	639,300	Year End Roll	10/15/2020
2020	101	FV	190,500	1400	2.02	385,500	577,400	577,400	Year End Roll	9/26/2019
2019	101	FV	171,800	1400	2.02	368,700	541,900	541,900	Create Final value 2019	6/4/2019
2018	101	FV	171,800	1400	2.02	368,700	541,900	541,900	Year End Roll	9/28/2017
2017	101	FV	169,900	0	2.02	368,700	538,600	538,600	Year End Roll	9/29/2016
2016	101	FV	168,000	6100	2.02	358,300	532,400	532,400	Year End Roll	1/14/2016
2015	101	FV	164,300	6100	2.02	285,500	455,900	455,900	Year End	10/2/2014
2014	101	FV	156,800	6100	2.02	274,300	437,200	437,200	Year End Roll	1/23/2014

PREVIOUS OWNER

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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAUL/ANNETTE RO	21629-509		12/24/1991		260,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/26/2018	6982	MANUAL	8,306	C				Weatherization & a
3/3/2011	4656	MANUAL		C				install a pellet b

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	INFO AT DOOR	4	JG
6/27/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
10/30/1995	MEAS+INSPCTD	607	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	6.33	1.000	R1									506,400						506,400	
101	ONE FAM		0.068		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									2,040						2,000	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									3,450						3,500	ROW

Total AC/HA:	2.01955	Total SF/SM:	87971.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	511,890	Spl Credit	Total:	511,900
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