



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		ACORN LN, LINCOLN

**OWNERSHIP**

Owner 1:	LINCOLN MARCUS
Owner 2:	LINCOLN SHARON C
Owner 3:	
Street 1:	12 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1509 Type:

**PREVIOUS OWNER**

Owner 1:	HUANG TAI SAN TR -
Owner 2:	HUANG FU MEI TR -
Street 1:	12 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1509

**NARRATIVE DESCRIPTION**

This Parcel contains 2.48 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.643		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,290						19,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	307,200	28,700	2.480	652,100	988,000
Total Card	307,200	28,700	2.480	652,100	988,000
Total Parcel	307,200	28,700	2.480	652,100	988,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		341.80	/Parcel: 341.80

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	02/24/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	288,000	28700	2.48	579,300	896,000	896,000	Year End Roll	10/15/2020
2020	101	FV	285,600	28700	2.48	579,300	893,600	893,600	Year End Roll	9/26/2019
2019	101	FV	260,800	28700	2.48	561,700	851,200	851,200	Create Final value 2019	6/4/2019
2018	101	FV	257,800	28700	2.48	561,700	848,200	848,200	Year End Roll	9/28/2017
2017	101	FV	255,300	28700	2.48	531,300	815,300	815,300	Year End Roll	9/29/2016
2016	101	FV	252,800	28700	2.48	516,100	797,600	797,600	Year End Roll	1/14/2016
2015	101	FV	247,900	28700	2.48	479,300	755,900	755,900	Year End	10/2/2014
2014	101	FV	238,000	28700	2.48	431,300	698,000	698,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HUANG TAI SAN T	51291-132		6/10/2008		780,000	No	No	
HUANG, TAI-SAN	25194-23		2/24/1995	CONVENIENC		No	No	
JAMES TURNER	18919-26		3/14/1988		395,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2011	4714	POOL	7,770	C				install 15x30 abov

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2018	INFO AT DOOR	622	K Cuoco
2/24/2009	MEAS+INSPCTD	100	
12/7/2006	MEAS+INSPCTD	100	
7/15/2006	MEAS+INSPCTD	615	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

