



PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ACORN LN, LINCOLN
Unit #:		
Owner 1: MORSE ALAN		
Owner 2: MORSE MAUREEN		
Owner 3:		
Street 1: 9 ACORN LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	244,900	5,500	1.850	633,200	883,600
Total Card 244,900 5,500 1.850 633,200 883,600					
Total Parcel 244,900 5,500 1.850 633,200 883,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 312.42		/Parcel: 312.42	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

10/28/11
Insp Date

OWNERSHIP

Owner 1: MORSE ALAN
Owner 2: MORSE MAUREEN
Owner 3:
Street 1: 9 ACORN LN
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 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	231,600	5500	1.85	560,400	797,500	797,500	Year End Roll	10/15/2020
2020	101	FV	222,700	5500	1.85	560,400	788,600	788,600	Year End Roll	9/26/2019
2019	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Create Final value 2019	6/4/2019
2018	101	FV	220,500	5500	1.85	542,800	768,800	768,800	Year End Roll	9/28/2017
2017	101	FV	218,300	5500	1.85	512,400	736,200	736,200	Year End Roll	9/29/2016
2016	101	FV	213,800	5500	1.85	497,200	716,500	716,500	Year End Roll	1/14/2016
2015	101	FV	211,600	5500	1.85	460,400	677,500	677,500	Year End	10/2/2014
2014	101	FV	202,700	5500	1.85	412,400	620,600	620,600	Year End Roll	1/23/2014

Parcel ID 119 41 0

PREVIOUS OWNER

Owner 1: KOREAN HOPE CHURCH IN BOSTON -
Owner 2: -
Street 1: 285 LAKE ST
Twn/City: WALTHAM
St/Prov: MA Cntry: Own Occ: Y
Postal: 02451 Type:

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOREAN HOPE CHU	49446-114		5/15/2007	INVOLVED GOV	765,000	No	No			
DUMAINE DEBORAH	46905-429		1/31/2006	INVOLV CHARI	760,000	No	No			
ERICSON HERBERT	22115-44		6/11/1992		358,000	No	No			

PAT ACCT.

blakeley	893
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/1/2021	R-21-0016	RENO-ADD	167,950	O				Remove existing po

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
5/6/2006	MEAS+INSPCTD	615	
5/21/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	
6/14/1994	FIELDREV CHG	600	
2/1/1984	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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	PARSONAGE
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

Total AC/HA: 1.84955	Total SF/SM: 80566.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 633,190	Spl Credit	Total: 633,200
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