



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BOWLES TR, LINCOLN
Unit #:		
Owner 1: KELMAN JONATHAN L		
Owner 2: BOARDMAN PAMELA D		
Owner 3:		
Street 1: 7 BOWLES TR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4308	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	646,800	1,800	1.149	490,100	1,138,700
Total Card 646,800 1,800 1.149 490,100 1,138,700					
Total Parcel 646,800 1,800 1.149 490,100 1,138,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 354.29		/Parcel: 354.29	

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

Insp Date	12/18/18
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	619,800	3100	1.149	443,500	1,066,400	1,066,400	Year End Roll	10/19/2021
2021	101	FV	555,100	3100	1.149	385,800	944,000	944,000	Year End Roll	10/15/2020
2020	101	FV	516,000	3100	1.149	333,700	852,800	852,800	Year End Roll	9/26/2019
2019	101	FV	502,800	3100	1.149	319,100	825,000	825,000	Create Final value 2019	6/4/2019
2018	101	FV	502,800	3100	1.149	319,100	825,000	825,000	Year End Roll	9/28/2017
2017	101	FV	479,500	3100	1.149	319,100	801,700	801,700	Year End Roll	9/29/2016
2016	101	FV	460,900	3100	1.149	310,000	774,000	774,000	Year End Roll	1/14/2016
2015	101	FV	442,600	3100	1.149	246,800	692,500	692,500	Year End	10/2/2014

PRINT

Date	Time
10/18/22	17:12:09

LAST REV

Date	Time
07/01/21	11:27:53

apro 488

USER DEFINED

Prior Id # 1:	119 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 1.149 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEAN CARMODY	21230-16		6/19/1991		290,000	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/22/2019	R-19-0097	MANUAL	4,000	C	9/6/2019			Remove & replace e
10/24/2016	6602	RENOVATI	9,975	C				Bathroom remodel;
11/14/2012	5233	SOLAR PA	17,575	C				install roof mount
3/9/2006	3372	SHED		C				Install a pre-fab
3/2/2006	3368	MANUAL		C				install 2 wood bur
1/25/1999	1616	W/S FLUE		C	7/1/1999			
11/12/1997	1301	W/S FLUE		C	3/25/1998			3/25/98 90% 7/1/981
7/21/1997	1234	RENOVATI	150,000	C	7/1/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
12/18/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS/EXT INS	50	
9/29/2001	M&L COMPLETE	613	
3/25/1998	MEAS+INSPCTD	602	
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		45041		SQUARE FE	PRIME SITE		0	7.	1.543	R1									486,586						486,600	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									3,450						3,500	ROW

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.14900	Total SF/SM:	50050.44	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	490,036	Spl Credit	Total:	490,100
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