179	7	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,348,800
Map	Lot	Sublot	Building	Unit	CARD	!489!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LEWANDOWSKI MARC S
Owner 2:	
Owner 3:	
Street 1:	3 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4308 Type:

PREVIOUS OWNER

Owner 1:	GODDARD RICHARD B -
Owner 2:	GODDARD KAREN E -
Street 1:	3 BOWLES TER
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4308

NARRATIVE DESCRIPTION

This Parcel contains 1.033 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	786,200	15,100	1.033	547,500	1,348,800
Total Card	786,200	15,100	1.033	547,500	1,348,800
Total Parcel	786,200	15,100	1.033	547,500	1,348,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.75 | /Parcel: 371.75

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 05/07/14

PREVIOUS ASSESSMENT

Parcel ID: 179 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	698,700	16200	1.033	496,500	1,211,400	1,211,400	Year End Roll	10/19/2021
2021	101	FV	624,900	16200	1.033	428,500	1,069,600	1,069,600	Year End Roll	10/15/2020
2020	101	FV	614,900	16200	1.033	435,300	1,066,400	1,066,400	Year End Roll	9/26/2019
2019	101	FV	596,800	16200	1.033	421,000	1,034,000	1,034,000	Create Final value 2019	6/4/2019
2018	101	FV	596,800	16200	1.033	421,000	1,034,000	1,034,000	Year End Roll	9/28/2017
2017	101	FV	587,100	16200	1.033	408,800	1,012,100	1,012,100	Year End Roll	9/29/2016
2016	101	FV	430,300	12400	1.033	408,800	851,500	851,500	Year End Roll	1/14/2016
2015	101	FV	206,600	0	1.033	346,900	553,500	553,500	Year End	10/2/2014

PRINT

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

LAST REV

Date	Time
01/31/18	14:11:36
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GODDARD RICHARD	45508-411		6/30/2005		550,000	No	No			
CHARLES STANKAR	12692-271		8/29/1974		38,000	No	No			

USER DEFINED

Prior Id # 1:	119 12 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2014	5848	MANUAL	5,000	C				
11/4/2013	5594	MANUAL	18,750	C	11/6/2017			relocate detached
11/4/2013	5593	NEW HOME	366,250	C	5/24/2016			new single family
10/25/2013	5583	DEMOLITI	7,000	C	5/7/2014			demo dwelling stru
10/24/2006	3547	MANUAL		C				install stone wall
7/21/1997	1230	ROOF		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2016	PERMIT VISIT	618	G BOURGAULT
5/13/2015	PERMIT VISIT	619	DH
5/7/2014	MEAS/EXT INS	25	D ERSKINE
12/14/2010	MEAS/EXT INS	25	D ERSKINE
11/19/2005	MEAS+INSPCTD	615	
10/13/2001	M&L EXTERIOR	613	
3/7/1998	MEAS/EXT INS	602	
1/12/1996	MEAS+INSPCTD	606	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		39988		SQUARE FE	PRIME SITE		0	8.	1.700	R2									543,971						544,000	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,450						3,500	ROW

Total AC/HA:	1.03300	Total SF/SM:	44997.48	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	547,421	Spl Credit		Total:	547,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	20 - COMP CLAP		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	3.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.2 %

CALC SUMMARY

Basic $ / SQ:	126.00
Size Adj.:	0.92804158
Const Adj.:	1.01999998
Adj $ / SQ:	119.272
Other Features:	48750
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	812199
Depreciation:	25990
Depreciated Total:	786209

COMMENTS

Per MLS re: 2005 sale---updated kitchen; needs septic. New septic completed 8/17/2005..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	

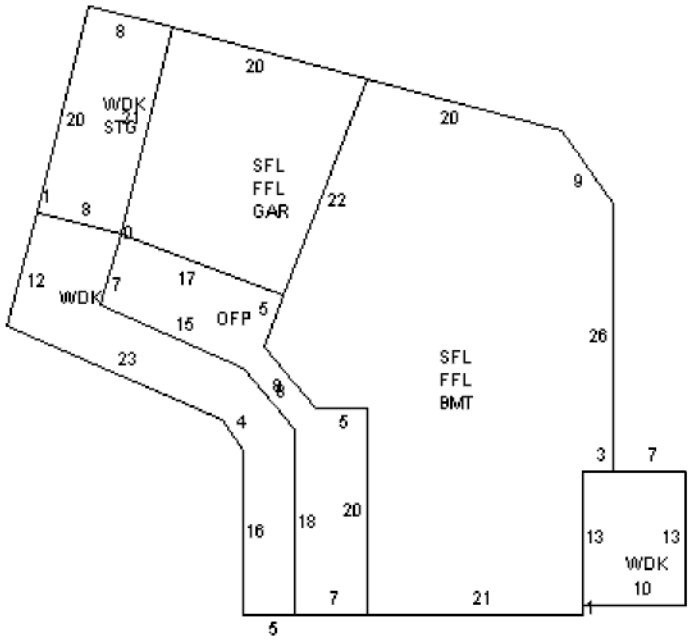
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 160300.0000
Juris. Factor:		Before Depr:	172.94
Special Features:	0	Val/Su Net:	93.89
Final Total:	786200	Val/Su SzAd	233.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
WDK	WOOD DECK	2,863	14.750	42,223
FFL	1ST FLOOR	1,685	119.270	200,973
SFL	2ND FLOOR	1,685	119.270	200,973
BMT	BASEMENT	1,291	35.780	46,194
GAR	GARAGE	394	36.000	14,184
OFP	OPEN PORCH	286	15.000	4,290
STG	STORAGE	170	15.000	2,550
	Net Sketched Area:	8,374	Total:	511,387

Size Ad	3370	Gross Area	8374	FinArea	3628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

179 7 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	14x24	G	GD	2015	45.00	T	7	101			14,100			14,100
14	OFP	D	Y	1	8x10	G	GD	2015	18.75	T	7	101			1,000			1,000

More:	N	Total Yard Items:	15,100	Total Special Featues:		Total:	15,100