

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COKE CHRISTOPHER
Owner 2:	ABEDIAN TANIA
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:	LINCOLN - MARCUS
Owner 2:	LINCOLN - SHARON C
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, 7 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	8.75	1.000	R3									700,000						700,000	
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	469,900	20,300	2.480	719,300	1,209,500
Total Card	469,900	20,300	2.480	719,300	1,209,500
Total Parcel	469,900	20,300	2.480	719,300	1,209,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		418.43	/Parcel: 418.43

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,200	28700	2.48	652,100	988,000	988,000	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LINCOLN,MARCUS	78821-397		9/30/2021		1,285,000	No	No	
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
6/7/2022	INFO FR MLS	625	J Frank
12/23/2021	INSPECTED	5	TB
5/23/2018	INFO AT DOOR	622	K Cuoco
2/24/2009	MEAS+INSPECTD	100	
12/7/2006	MEAS+INSPECTD	100	
7/15/2006	MEAS+INSPECTD	615	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

