

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEFANIS DIMITRIOS A
Owner 2:	TOKATLIAN TALINE
Owner 3:	
Street 1:	3 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1505 Type:

PREVIOUS OWNER

Owner 1:	STEFANIS - DIMITRIOS A
Owner 2:	-
Street 1:	3 ACORN LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1505

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	305,900	1,600	1.840	700,100	1,007,600
Total Card 305,900 1,600 1.840 700,100 1,007,600					
Total Parcel 305,900 1,600 1.840 700,100 1,007,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 457.71		/Parcel: 457.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,100	1600	1.84	632,900	896,600	896,600	Year End Roll	10/19/2021
2021	101	FV	250,100	1600	1.84	560,100	811,800	811,800	Year End Roll	10/15/2020
2020	101	FV	222,800	1600	1.84	560,100	784,500	784,500	Year End Roll	9/26/2019
2019	101	FV	216,600	1600	1.84	542,500	760,700	760,700	Create Final value 2019	6/4/2019
2018	101	FV	216,600	1600	1.84	542,500	760,700	760,700	Year End Roll	9/28/2017
2017	101	FV	212,400	1600	1.84	512,100	726,100	726,100	Year End Roll	9/29/2016
2016	101	FV	212,400	1600	1.84	496,900	710,900	710,900	Year End Roll	1/14/2016
2015	101	FV	204,000	1600	1.84	460,100	665,700	665,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEFANIS,DIMITR	61522-332		4/2/2013	FAMILY		1	No	No		
STEFANIS,DIMITR	61522-330		4/2/2013	FAMILY		1	No	No		
JARRELL KEVIN L	33353-69		7/31/2001		615,000	No	No			
TURNER, JAMES R	26867-234		11/29/1996		395,000	No	No			
	10519-243		5/19/1964		33,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
10/28/2011	MEAS+INSPCTD	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
5/10/1996	MEAS+INSPCTD	606	
2/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

