

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
316		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	PARTNERSHIP JPM FAMILY LIMITED
Owner 2:	
Owner 3:	
Street 1:	1 HOWARD MUNROE PLACE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420-2258 Type:

PREVIOUS OWNER

Owner 1:	YORE JR - GEORGE P
Owner 2:	YORE-BROWN - PAULINE
Street 1:	351 WHEELER ST
Twn/City:	DRACUT
St/Prov:	MA Cntry
Postal:	01826

NARRATIVE DESCRIPTION

This Parcel contains .42 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1935, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		18295		SQUARE FE	PRIME SITE		0	7.	3.361	R1									430,419						430,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	150,800	7,000	0.420	430,400	588,200
Total Card	150,800	7,000	0.420	430,400	588,200
Total Parcel	150,800	7,000	0.420	430,400	588,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		405.94	/Parcel: 405.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	132,200	7000	.42	389,200	528,400	528,400	Year End Roll	10/19/2021
2021	101	FV	115,700	7000	.42	338,200	460,900	460,900	Year End Roll	10/15/2020
2020	101	FV	111,300	7000	.42	292,100	410,400	410,400	Year End Roll	9/26/2019
2019	101	FV	111,300	7000	.42	279,200	397,500	397,500	Create Final value 2019	6/4/2019
2018	101	FV	111,300	7000	.42	279,200	397,500	397,500	Year End Roll	9/28/2017
2017	101	FV	114,800	7200	.42	279,200	401,200	401,200	Year End Roll	9/29/2016
2016	101	FV	112,500	7200	.42	271,200	390,900	390,900	Year End Roll	1/14/2016
2015	101	FV	108,100	7200	.42	215,200	330,500	330,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YORE JR,GEORGE	64058-6		8/11/2014	DIVORCE/ESTA	280,000	No	No			
YORE,GEORGE P	62890-297		11/5/2013	DIVORCE/ESTA		No	No			
	9941-457		11/1/1961		17,500	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/4/2003	2831	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2017	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.42000	Total SF/SM:	18295.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	430,420	SpI Credit:		Total:	430,400
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