



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	COLLINS DONALD
Owner 2:	COLLINS SUSAN B
Owner 3:	
Street 1:	16 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2209 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		79279		SQUARE FE	PRIME SITE		0	8.75	1.006	R3									698,107						698,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	652,500	11,900	1.820	698,100	1,362,500
Total Card	652,500	11,900	1.820	698,100	1,362,500
Total Parcel	652,500	11,900	1.820	698,100	1,362,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		284.51	/Parcel: 284.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	559,100	12800	1.82	631,100	1,203,000	1,203,000	Year End Roll	10/19/2021
2021	101	FV	521,900	12800	1.82	558,500	1,093,200	1,093,200	Year End Roll	10/15/2020
2020	101	FV	461,400	12800	1.82	558,500	1,032,700	1,032,700	Year End Roll	9/26/2019
2019	101	FV	408,900	12800	1.82	540,900	962,600	962,600	Create Final value 2019	6/4/2019
2018	101	FV	408,900	12800	1.82	540,900	962,600	962,600	Year End Roll	9/28/2017
2017	101	FV	400,400	12800	1.82	510,600	923,800	923,800	Year End Roll	9/29/2016
2016	101	FV	392,600	12800	1.82	495,500	900,900	900,900	Year End Roll	1/14/2016
2015	101	FV	375,900	12800	1.82	458,800	847,500	847,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DONALD GILFOY	969-194		6/2/1983		237,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2011	4920	POOL	40,000	C	7/17/2012			14x24 inground gun
4/29/2003	2681	MANUAL	2,000	C	6/17/2003			rem & repl wood to
5/22/1996	953-96	ROOF		C	6/5/1997			
9/29/1995	821-95	FENCE	250	C	2/20/1996			
8/17/1994	548-94	RENOVATI	44,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS+INSPCTD	622	K Cuoco
10/2/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
9/16/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/20/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.82000	Total SF/SM:	79279.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	698,107	SpI Credit:		Total:	698,100
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