

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	KELLY ERIN I
Owner 2:	MCPHERSON LIONEL K
Owner 3:	
Street 1:	2 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0487 Type:

PREVIOUS OWNER

Owner 1:	OLFATI HOUMAN ENZO -
Owner 2:	-
Street 1:	2 FORESTER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0487

NARRATIVE DESCRIPTION

This Parcel contains 3.84 ACRES of land mainly classified as TWO FAM with a(n) CONTEMPORARY Building Built about 1955, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	8.75	1.000	R3									700,000						700,000	
104	TWO FAM		1.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									40,890						40,900	
104	TWO FAM		0.64		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									3,840						3,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	398,000		3.840	744,700	1,142,700
Total Card	398,000		3.840	744,700	1,142,700
Total Parcel	398,000		3.840	744,700	1,142,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		299.65	/Parcel: 299.65

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

Insp Date	09/04/13
-----------	----------

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	354,800	0	3.84	677,500	1,032,300	1,032,300	Year End Roll	10/19/2021
2021	104	FV	327,900	0	3.84	604,700	932,600	932,600	Year End Roll	10/15/2020
2020	104	FV	322,500	0	3.84	604,700	927,200	927,200	Year End Roll	9/26/2019
2019	104	FV	319,800	0	3.84	587,100	906,900	906,900	Create Final value 2019	6/4/2019
2018	104	FV	319,800	0	3.84	587,100	906,900	906,900	Year End Roll	9/28/2017
2017	104	FV	314,400	0	3.84	556,700	871,100	871,100	Year End Roll	9/29/2016
2016	104	FV	311,700	0	3.84	541,500	853,200	853,200	Year End Roll	1/14/2016
2015	104	FV	303,600	0	3.84	504,700	808,300	808,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLFATI HOUMAN E	53369-449		8/11/2009	MULTI-PARCEL	850,000	No	No			also in Waltham
DRINKWATER POLL	46098-352		9/16/2005		925,000	No	No			
WHITE CHRISTOPH	27656-327		9/9/1997	CONVENIENC	42,000	No	No			SOLD HIS INT.
WHITE, CHRISTOP	26178-248		3/29/1996	CONVENIENC	1	No	No			1/3 WHITE/2/3 DRINK.
FIRST ATLANTIC	21387-540		8/30/1991		222,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2015	5988	MANUAL	3,191	C				insulate buffer wa
6/29/2001	2286	MANUAL	9,000	C	6/22/2002			install skylight
7/12/1993	282	WDK	2,700	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	
9/15/2001	M&L EXTERIOR	615	
6/12/1999	M&L COMPLETE	602	
3/7/1996	MEAS/EXT INS	606	
12/17/1993	PERMIT VISIT	600	
10/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

