



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABEDIAN BEHROUZ
Owner 2:	ABEDIAN NASRIN ROHANI
Owner 3:	
Street 1:	16 ACORN LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1509 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.01 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.173		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									5,190						5,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	370,900	4,100	2.010	765,200	1,140,200
Total Card		370,900	4,100	2.010	765,200
Total Parcel		370,900	4,100	2.010	765,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.50	/Parcel: 351.50

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
2023	101	FV	341,100	4100	2.01	705,200	1,050,400	1,050,400	Year end	11/3/2022
2022	101	FV	297,000	4100	2.01	638,000	939,100	939,100	Year End Roll	10/19/2021
2021	101	FV	278,600	4100	2.01	565,200	847,900	847,900	Year End Roll	10/15/2020
2020	101	FV	276,200	4100	2.01	565,200	845,500	845,500	Year End Roll	9/26/2019
2019	101	FV	252,400	4100	2.01	547,600	804,100	804,100	Create Final value 2019	6/4/2019
2018	101	FV	252,400	4100	2.01	547,600	804,100	804,100	Year End Roll	9/28/2017
2017	101	FV	250,000	4100	2.01	517,200	771,300	771,300	Year End Roll	9/29/2016
2016	101	FV	247,600	4100	2.01	502,000	753,700	753,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHN H. O'BRIEN	17393-387		9/12/1986		232,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/5/2021	R-21-0022	MANUAL	6,300	C	5/19/2021			Remove 9 ft damage
7/2/2014	5811	MANUAL	3,500	C				Sheet metal work f
4/26/2011	4703	WDK	11,000	C	7/13/2011			construct 500sf op
3/12/2010	4399	KITCHEN	4,500	C	4/22/2010			update kit
2/14/2008	3884	RENOVATI	12,000	C	5/15/2008			reno master bth
10/5/2004	3060	DEMOLITI		C				inground pool & pu

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2021	INSPECTED	5	TB
7/13/2011	MEAS+INSPCTD	25	D ERSKINE
5/15/2008	CERT OF OCC	10	MARK R
5/15/2008	MEAS+INSPCTD	100	
4/22/2006	MEAS+INSPCTD	615	
5/10/1996	MEAS+INSPCTD	606	
2/12/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

