

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHELDON TR MARY W
Owner 2:	MARY SHELDON REVOC TRUST
Owner 3:	
Street 1:	9 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2208 Type:

PREVIOUS OWNER

Owner 1:	SHELDON TR - MARY W
Owner 2:	-
Street 1:	9 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2208

NARRATIVE DESCRIPTION

This Parcel contains 1.57 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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
101	ONE FAM		68388		SQUARE FE	PRIME SITE		0	9.5	1.119	R3									726,906						726,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	587,100	600	1.570	726,900	1,314,600
Total Card		587,100	600	1.570	726,900
Total Parcel		587,100	600	1.570	726,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.59		/Parcel: 470.59	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/27/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	510,000	600	1.57	669,500	1,180,100	1,180,100	Year end	11/3/2022
2022	101	FV	439,300	800	1.57	605,200	1,045,300	1,045,300	Year End Roll	10/19/2021
2021	101	FV	411,100	800	1.57	535,600	947,500	947,500	Year End Roll	10/15/2020
2020	101	FV	365,200	800	1.57	535,600	901,600	901,600	Year End Roll	9/26/2019
2019	101	FV	339,100	800	1.57	518,800	858,700	858,700	Create Final value 2019	6/4/2019
2018	101	FV	339,100	800	1.57	518,800	858,700	858,700	Year End Roll	9/28/2017
2017	101	FV	332,400	800	1.57	489,700	822,900	822,900	Year End Roll	9/29/2016
2016	101	FV	325,900	800	1.57	475,200	801,900	801,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SHELDON TR,MARY	1216-130		11/16/2022	CONVENIENC	10	No	No			
SHELDON MARY W,	1215-130		11/23/1999	CONVENIENC	1	No	No			
DONALD LEAVITT	835-11		5/24/1973		67,500	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2002	2518	ROOF		C	7/1/2003			
3/26/1996	914-96	MANUAL	60,000	C	6/5/1997			FAMILYRM
3/26/1996	913-96	MANUAL		C	6/28/1996			-ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/9/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/19/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.56997	Total SF/SM: 68387.89	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 726,906	Spl Credit	Total: 726,900
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EXTERIOR INFORMATION

Table with exterior details: Type, Sty Ht, Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bathroom details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

Empty text box for comments.

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue, Rating.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

GENERAL INFORMATION

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

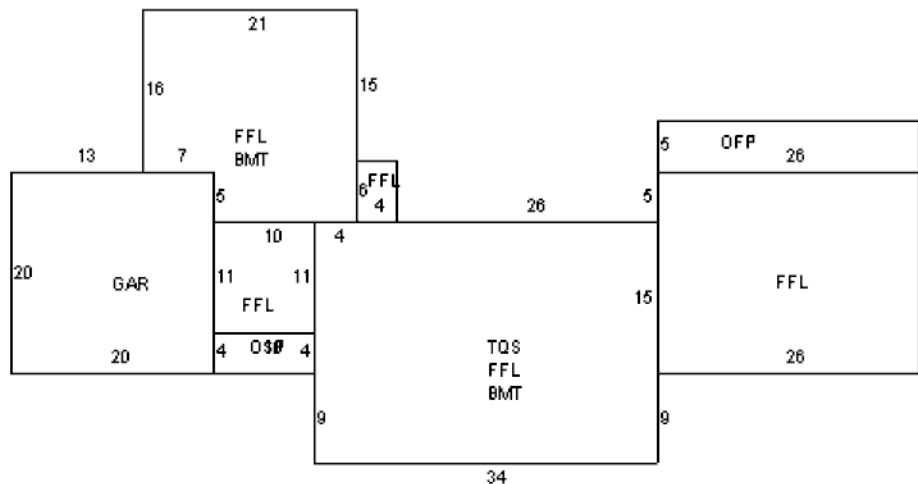
REMODELING

Table with remodeling items: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

SKETCH



INTERIOR INFORMATION

Table with interior details: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features and yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

PARCEL ID 145 21 0

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: 600 Total Special Features: Total: 600