

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIGELOW TR MARK BLAIR
Owner 2:	BIGELOW TR KATHRYN W
Owner 3:	M BLAIR BIGELOW REVOC TRUST
Street 1:	17 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIGELOW - MARK BLAIR
Owner 2:	BIGELOW - KATHRYN W
Street 1:	17 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.76 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		76665		SQUARE FE	PRIME SITE		0	9.5	1.030	R3									750,495						750,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	532,900	16,900	1.760	750,500	1,300,300	967.00	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 347.06						/Parcel: 347.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	487,200	16900	1.76	691,200	1,195,300	1,195,300	Year end	11/3/2022
2022	101	FV	417,400	20900	1.76	624,900	1,063,200	1,063,200	Year End Roll	10/19/2021
2021	101	FV	400,700	20900	1.76	553,000	974,600	974,600	Year End Roll	10/15/2020
2020	101	FV	396,900	20900	1.76	553,000	970,800	970,800	Year End Roll	9/26/2019
2019	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Create Final value 2019	6/4/2019
2018	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Year End Roll	9/28/2017
2017	101	FV	352,800	20900	1.76	505,600	879,300	879,300	Year End Roll	9/29/2016
2016	101	FV	349,100	20900	1.76	490,600	860,600	860,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIGELOW, MARK BL	1518-77		11/8/2017	CONVENIENC		1	No	No		
LIEPMANN W HUGO	1239-182		7/16/2001		752,000	No	No			
DOWSE AMY R,	1232-186		1/25/2001	SUBSEQUENT S	700,000	No	No			
JOHN BURTON WAR	919-188		5/15/1979		136,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2021	R-21-0036	ROOF	12,998	C	12/6/2021			Strip & re-roof & move master bth, c
6/30/2011	4780	RENOVATI	200,000	C	4/11/2012			
3/4/2004	2858	POOL	25,000	C	6/12/2004			
11/1/2001	2383	RENOVATI	26,000	C	6/29/2002			kitchen
7/9/1996	999-96	MANUAL	12,000	C	6/5/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
9/9/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

