



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEEF LAWRENCE JAMIE
Owner 2:	LEEF AMANDA K
Owner 3:	
Street 1:	1 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

Owner 1:	MANOS - CHRISTOPHER G
Owner 2:	MANOS - LAURIE A
Street 1:	1 FORESTER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3505

NARRATIVE DESCRIPTION

This Parcel contains 4.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		
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 Influ	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		2.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									61,890						61,900	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									5,760						5,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	796,100	1,000	4.860	827,700	1,624,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 481.34						/Parcel: 481.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	675,800	1000	4.86	767,700	1,444,500	1,444,500	Year end	11/3/2022
2022	101	FV	570,600	1400	4.86	700,500	1,272,500	1,272,500	Year End Roll	10/19/2021
2021	101	FV	508,600	1400	4.86	627,700	1,137,700	1,137,700	Year End Roll	10/15/2020
2020	101	FV	500,200	1400	4.86	627,700	1,129,300	1,129,300	Year End Roll	9/26/2019
2019	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Create Final value 2019	6/4/2019
2018	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Year End Roll	9/28/2017
2017	101	FV	477,000	1400	4.86	579,700	1,058,100	1,058,100	Year End Roll	9/29/2016
2016	101	FV	466,000	1400	4.86	564,500	1,031,900	1,031,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MANOS,CHRISTOPH	80315-285		6/22/2022		1,810,000	No	No			
FIRST ATLANTIC	22956-218		3/3/1993	CHANGE IN US	175,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2021	R-21-0052	RENOVATI	110,303	C	8/30/2021			Repairs due to wat
12/20/2011	4950	ROOF		C				strip & re-roof dw
11/30/2009	4340	RENOVATI	34,000	C	7/23/2010			install vinyl sidi
6/7/1995	736-95	SHED	2,500	C	3/5/1996			
2/17/1993	201	NEW HOME	275,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
3/5/1996	MEAS/EXT INS	606	
2/5/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

