



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLSON CRAIG
Owner 2:	NICHOLSON KATHERINE
Owner 3:	
Street 1:	5 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

Owner 1:	Coyne - James M
Owner 2:	Coyne - Karen L
Street 1:	5 Forester Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3505

NARRATIVE DESCRIPTION

This Parcel contains .78 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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		
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		33977		SQUARE FE	PRIME SITE		0	9.5	1.948	R3									628,834						628,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	547,200		0.780	628,800	1,176,000		0
							GIS Ref
							GIS Ref
Total Card	547,200		0.780	628,800	1,176,000	Entered Lot Size	
Total Parcel	547,200		0.780	628,800	1,176,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		211.55	/Parcel:	211.55	Insp Date
						Land Unit Type:	07/13/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	543,500	0	.78	579,200	1,122,700	1,122,700	Year end	11/3/2022
2022	101	FV	486,100	0	.78	523,600	1,009,700	1,009,700	Year End Roll	10/19/2021
2021	101	FV	456,500	0	.78	463,400	919,900	919,900	Year End Roll	10/15/2020
2020	101	FV	426,500	0	.78	463,400	889,900	889,900	Year End Roll	9/26/2019
2019	101	FV	387,800	0	.78	448,800	836,600	836,600	Create Final value 2019	6/4/2019
2018	101	FV	387,800	0	.78	448,800	836,600	836,600	Year End Roll	9/28/2017
2017	101	FV	377,800	0	.78	423,600	801,400	801,400	Year End Roll	9/29/2016
2016	101	FV	363,800	0	.78	411,100	774,900	774,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Coyne,James M	60998-80		1/17/2013	PARTIAL INTR	1,565,000	No	No			land also in Waltham
HOLWAY THERESA	28784-168		6/30/1998	OTHER	780,500	Yes	No			partially in Waltham
FIRST ATLANTIC	23218-289		5/24/1993	PARTIAL INTR	178,000	Yes	No			PART IN WALTHAM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/6/2018	7246	RENOVATI	85,000	C	4/5/2019			Interior renovatio
9/7/2016	6548	ROOF	26,000	C				Strip & re-roof dw
4/26/2011	4700	RENOVATI	50,000	C	7/13/2011			reno existing mast
1/7/2005	3114	RENOVATI	125,000	C	6/4/2005			kitchen & window r
8/12/1993	312	NEW HOME	325,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
9/15/2001	M&L COMPLETE	615	
3/5/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
7/11/1995	MEAS/EXT INS	600	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.78000	Total SF/SM:	33976.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	628,834	SpI Credit		Total:	628,800
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