

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	HANLEY TR TERESA C
Owner 2:	HANLEY TR LORRAINE
Owner 3:	190 LINCOLN RD REALTY TRUST
Street 1:	190 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	UMB BANK NA TR -
Owner 2:	LYMAN - JESSIE BENTON
Street 1:	PO BOX 419692
Twn/City:	KANSAS CITY
St/Prov:	MO Cntry
Postal:	64141

NARRATIVE DESCRIPTION

This parcel contains 2.23 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1912, having primarily BRICK Exterior and 4468 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.393		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									13,755						13,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.230	1,142,600		972,200	2,114,800
Total Card	2.230	1,142,600		972,200	2,114,800
Total Parcel	2.230	1,142,600		972,200	2,114,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		473.32	/Parcel: 473.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,107,500	0	2.23	944,200	2,051,700		Year End Roll	12/2/2024
2024	101	FV	1,065,900	0	2.23	923,800	1,989,700		Year end	11/9/2023
2023	101	FV	1,058,500	0	2.23	751,800	1,810,300	1,810,300	Year end	11/3/2022
2022	101	FV	924,300	0	2.23	696,600	1,620,900	1,620,900	Year End Roll	10/19/2021
2021	101	FV	910,300	0	2.23	651,800	1,562,100	1,562,100	Year End Roll	10/15/2020
2020	101	FV	945,800	0	2.23	675,800	1,621,600	1,621,600	Year End Roll	9/26/2019
2019	101	FV	918,900	0	2.23	658,200	1,577,100	1,577,100	Create Final va	6/4/2019
2018	101	FV	918,900	0	2.23	658,200	1,577,100	1,577,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UMB BANK NA TR,	1513-96		8/11/2017	FORECLOSURE	1,475,000	No	No		
THOMAS TR,DIANA	1371-61		7/10/2009		1,385,000	No	No		
THOMAS RICHARD	1364-38		1/7/2009	FAMILY		1	No	No	Richard Thomas death cert#01308 pg129 cert#23
THOMAS RICHARD	1308-129		9/22/2005	CONVENIENC		1	No	No	
MASSACHUSETTS A	1192-146		8/18/1998	INVOLVED GOV	877,500	No	No		
MCCART ROBERT	1064-88		12/5/1989		590,000	No	No		LOT B1

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2016	6356	MANUAL	20,785	C				Install cellulose
7/25/2000	2028	RENOVATI	60,000	C	6/8/2001			kitchen
8/9/1994	542-94	TEMPORAR	100	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
4/8/1999	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	103 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

