

178

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,008,600 / 1,008,600
USE VALUE: 1,008,600 / 1,008,600
ASSESSed: 1,008,600 / 1,008,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 42, , OLD SUDBURY RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: WILLIAMS JOHN D, , , 42 OLD SUDBURY RD, LINCOLN, MA, Cntry, Own Occ: Y, 01773-4805, Type:

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: WILLIAMS JOHN D - EATON ANNE L - 42 OLD SUDBURY RD, LINCOLN, MA, Cntry, 01773-4805

NARRATIVE DESCRIPTION

This parcel contains .56 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1888, having primarily CLAPBOARD Exterior and 2512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, R-1, Single Fam, 100, water, A, SEPTIC. Row 2: o, , , , Sewer, , . Row 3: n, , , , Electri, , . Row 4: Census: Exmpt. Row 5: Flood Haz: . Row 6: D, , , , Topo, , . Row 7: s, , , , Street, 1, PAVED. Row 8: t, , , , Gas: 4, MEDIUM.

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101, ONE FAM, , 22215, , SQUARE FE, PRIME SITE, , 0, 9.98, 2.82, R3, , , , , 625,392, , , , , , 625,400. Row 2: 101, ONE FAM, , 0.05, , ACRES, UNDEV, 0.2, 0, 35,000., 0.20, R3, , , , , , 350, , , , , , 400, Wetland.

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 0.560, 379,700, 3,100, 625,800, 1,008,600. Row 2: Total Card: 0.560, 379,700, 3,100, 625,800, 1,008,600. Row 3: Total Parcel: 0.560, 379,700, 3,100, 625,800, 1,008,600. Row 4: Source: Market Adj Cost, Total Value per SQ unit /Card: 401.58, /Parcel: 401.58.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025-2018 with various values and notes like 'Year End Roll', 'Year end', 'Create Final va', 'Year End Roll'.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: WILLIAMS JOHN D, 58287-228, , 1/13/2012, FAMILY, 100, No, No, . Row 2: BRAYTON JANE, 17742-585, , 12/31/1986, 340,700, No, No, .

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. (Empty table)

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 5/18/2017, MEAS/EXT INS, 4, JG. Row 2: 6/24/2008, MEAS/EXT INS, 25, D ERSKINE. Row 3: 9/29/2001, M&L COMPLETE, 615, . Row 4: 4/25/1996, MEAS+INSPCTD, 606, . Row 5: 2/1/1986, INSPECTED, 601, .

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 118 19 0.

