

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BOWLES TR, LINCOLN

OWNERSHIP

Owner 1:	GUNDY JENNIFER MORRIS
Owner 2:	GUNDY WALTER D
Owner 3:	
Street 1:	8 BOWLES TR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4315 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.02 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 1848 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 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	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.068		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									2,380						2,400	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									4,025						4,000	ROW

Total AC/HA:	2.01955	Total SF/SM:	87972	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	586,405	SpI Credit	Total:	586,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.020	284,400	2,200	586,400	873,000
Total Card	2.020	284,400	2,200	586,400	873,000
Total Parcel	2.020	284,400	2,200	586,400	873,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		472.40	/Parcel: 472.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	268,300	2100	2.02	552,800	823,200		Year End Roll	12/2/2024
2024	101	FV	261,200	2100	2.02	541,500	804,800		Year end	11/9/2023
2023	101	FV	238,200	2100	2.02	565,500	805,800	805,800	Year end	11/3/2022
2022	101	FV	207,400	1400	2.02	511,900	720,700	720,700	Year End Roll	10/19/2021
2021	101	FV	192,400	1400	2.02	445,500	639,300	639,300	Year End Roll	10/15/2020
2020	101	FV	190,500	1400	2.02	385,500	577,400	577,400	Year End Roll	9/26/2019
2019	101	FV	171,800	1400	2.02	368,700	541,900	541,900	Create Final va	6/4/2019
2018	101	FV	171,800	1400	2.02	368,700	541,900	541,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAUL/ANNETTE RO	21629-509		12/24/1991		260,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	6982	MANUAL	8,306	C				Weatherization & a
3/3/2011	4656	MANUAL		C				install a pellet b

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	INFO AT DOOR	4	JG
6/27/2008	MEAS+INSPCTD	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
10/30/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	119 25 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:	

PRINT
 Date Time
 09/26/25 14:49:05
 LAST REV
 Date Time
 06/26/18 11:28:19
 blakeley
 522

Parcel ID 186 47 0

!522!

