

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	LAUKIEN TR ROBYN L
Owner 2:	ROBYN L LAUKIEN REVOC TRUST
Owner 3:	
Street 1:	12 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	LAUKIEN - ROBYN L
Owner 2:	-
Street 1:	12 SMITH HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

NARRATIVE DESCRIPTION

This parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1984, having primarily CLAPBOARD Exterior and 5302 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 4 Bd rms.

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	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.93		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									6,510						6,500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.930			6,500	6,500	
101	1.837	935,600	9,000	958,400	1,903,000	
Total Card		2.767	935,600	9,000	964,900	1,909,500
Total Parcel		2.767	935,600	9,000	964,900	1,909,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		360.12	/Parcel: 360.12	

Legal Description
Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	882,400	8400	2.767	936,900	1,827,700		Year End Roll	12/2/2024
2024	101	FV	870,100	8400	2.767	917,600	1,796,100		Year end	11/9/2023
2023	101	FV	864,000	8400	2.767	745,600	1,618,000	1,618,000	Year end	11/3/2022
2022	101	FV	758,100	11800	2.767	690,400	1,460,300	1,460,300	Year End Roll	10/19/2021
2021	101	FV	710,100	11800	2.767	645,600	1,367,500	1,367,500	Year End Roll	10/15/2020
2020	101	FV	704,100	11800	2.767	669,600	1,385,500	1,385,500	Year End Roll	9/26/2019
2019	101	FV	638,900	11800	2.767	652,000	1,302,700	1,302,700	Create Final va	6/4/2019
2018	101	FV	638,900	11800	2.767	652,000	1,302,700	1,302,700	Year End Roll	9/28/2017

Parcel ID 112 22 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUKIEN,ROBYN L	75887-516		10/15/2020	CONVENIENC	100	No	No		
LAUKIEN FRANK H	38520-502		3/26/2003	CONVENIENC	10	No	No		
GUARANTY FIRST	21611-62		12/17/1991		600,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2008	3892	ROOF		C				strip & re-roof dw
5/15/2001	2222	POOL	26,000	C	6/29/2002			
5/8/2001	2221	SCREENPR	6,000	C	6/29/2002			construct on exist
9/25/1999	1807	GARAGE	45,000	C	6/25/2000			garage & study 6/

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
6/25/2000	MEAS+INSPCTD	611	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15 1 6
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:	

