

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEIRCE DANIEL C
Owner 2:	PEIRCE BEVERLY B
Owner 3:	
Street 1:	10 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	HOFF CHARLES J -
Owner 2:	HOFF JOSEPHINE A -
Street 1:	10 SMITH HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1310

NARRATIVE DESCRIPTION

This parcel contains 3.217 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1983, having primarily CLAPBOARD Exterior and 4500 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		1.38		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									9,660						9,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.380			9,700	9,700
101	1.837	864,100		958,400	1,822,500
Total Card		3.217	864,100	968,100	1,832,200
Total Parcel		3.217	864,100	968,100	1,832,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 407.16		/Parcel: 407.16	

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
0
GIS Ref
GIS Ref
Insp Date
05/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	814,400	0	3.217	940,100	1,754,500		Year End Roll	12/2/2024
2024	101	FV	802,900	0	3.217	920,300	1,723,200		Year end	11/9/2023
2023	101	FV	797,100	0	3.217	748,300	1,545,400	1,545,400	Year end	11/3/2022
2022	101	FV	697,000	0	3.217	693,100	1,390,100	1,390,100	Year End Roll	10/19/2021
2021	101	FV	651,500	0	3.217	648,300	1,299,800	1,299,800	Year End Roll	10/15/2020
2020	101	FV	645,900	0	3.217	672,300	1,318,200	1,318,200	Year End Roll	9/26/2019
2019	101	FV	585,000	0	3.217	654,700	1,239,700	1,239,700	Create Final va	6/4/2019
2018	101	FV	585,000	0	3.217	654,700	1,239,700	1,239,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFF CHARLES J,	27645-551		9/4/1997		710,000	No	No		
PAUL J.CROXTON	19933-176		7/11/1989		640,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2023	R-23-0139	DOORS	20,156	C				Remove & replace 4
10/29/2007	3807	RENOVATI	135,000	C	6/3/2009			repair ext. columns
1/30/2002	2429	W/S FLUE		C				
6/2/2000	1987	WDK	13,000	C	5/19/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
6/12/2008	PERMIT VISIT	100	
5/19/2001	MEAS/EXT INS	615	
2/7/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	15 1 7
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:	

