



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(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	5.5	1.000	R1									440,000						440,000	
101	ONE FAM		0.068		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									2,040						2,000	
101	ONE FAM		0.115		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									3,450						3,500	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	192,400	1,400	2.020	445,500	639,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 345.94						/Parcel: 345.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	171,800	1400	2.02	368,700	541,900	541,900	Year End Roll	9/28/2017
2017	101	FV	169,900	0	2.02	368,700	538,600	538,600	Year End Roll	9/29/2016
2016	101	FV	168,000	6100	2.02	358,300	532,400	532,400	Year End Roll	1/14/2016
2015	101	FV	164,300	6100	2.02	285,500	455,900	455,900	Year End	10/2/2014
2014	101	FV	156,800	6100	2.02	274,300	437,200	437,200	Year End Roll	1/23/2014
2013	101	FV	153,000	6100	1.8	262,400	421,500	421,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAUL/ANNETTE RO	21629-509		12/24/1991		260000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

