

119

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 732,400 /
USE VALUE: 732,400 /
ASSESSed: 732,400 /

Total Card / Total Parcel
732,400 / 732,400
732,400 / 732,400
732,400 / 732,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		TRACEY'S CORNER, LINCOLN

OWNERSHIP

Owner 1:	HARPELL DIANE C POULOS
Owner 2:	HARPELL JR GEORGE F
Owner 3:	
Street 1:	626 MAIN ST
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	HARPELL TR - DIANE C
Owner 2:	-
Street 1:	626 MAIN ST
Twn/City:	ACTON
St/Prov:	MA Cntry
Postal:	01720

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1945, having primarily WOOD SHING Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 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		56628		SQUARE FE	PRIME SITE		0	7.25	1.29	R1									529,166						529,200	

Total AC/HA:	1.30000	Total SF/SM:	56628	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	529,166	SpI Credit	Total:	529,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.300	203,200		529,200	732,400
Total Card	1.300	203,200		529,200	732,400
Total Parcel	1.300	203,200		529,200	732,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		444.36	/Parcel: 444.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	190,500	0	1.3	498,500	689,000		Year End Roll	12/2/2024
2024	101	FV	189,400	0	1.3	489,000	678,400		Year end	11/9/2023
2023	101	FV	165,100	0	1.3	510,900	676,000	676,000	Year end	11/3/2022
2022	101	FV	129,800	0	1.3	462,000	591,800	591,800	Year End Roll	10/19/2021
2021	101	FV	121,800	0	1.3	401,400	523,200	523,200	Year End Roll	10/15/2020
2020	101	FV	108,700	0	1.3	260,000	368,700	368,700	Year End Roll	9/26/2019
2019	101	FV	105,600	0	1.3	232,000	337,600	337,600	Create Final va	6/4/2019
2018	101	FV	105,600	0	1.3	232,000	337,600	337,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARPELL TR,DIAN	1278-171		7/9/2025	CONVENIENC		1	No	No	
POULOS SOPHIE P	1278-171		12/19/2003	CONVENIENC		1	No	No	
HARPELL DIANE C	1270-12		6/24/2003	CONVENIENC		1	No	No	
TRACEY ROBERT J	1178-167		10/17/1997		185,000	No	No		
CAROLINE TRACEY	1103-86		11/9/1992	FAMILY		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/21/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L EXTERIOR	615	
1/15/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	29 8 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:	

!1103!

PRINT

Date	Time
09/26/25	15:49:00

LAST REV

Date	Time
08/14/25	14:23:26

blakeley 1103

