

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MILL STREET EX, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	9 MILL STREET EXT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1705 Type:

PREVIOUS OWNER

Owner 1:	TSAI - TZUFU
Owner 2:	DUH - HUEYFEN M
Street 1:	9 MILL STREET EXT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1705

NARRATIVE DESCRIPTION

This parcel contains 3.887 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily WOOD Exterior and 2806 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		
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		2.05		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									71,750						71,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.887	611,100	1,300	870,200	1,482,600
Total Card 3.887 611,100 1,300 870,200 1,482,600					
Total Parcel 3.887 611,100 1,300 870,200 1,482,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 528.37		/Parcel: 528.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	561,600	1200	3.887	847,000	1,409,800		Year End Roll	12/2/2024
2024	101	FV	555,000	1200	3.887	821,500	1,377,700		Year end	11/9/2023
2023	101	FV	476,200	1200	3.887	761,500	1,238,900	1,238,900	Year end	11/3/2022
2022	101	FV	398,800	1700	3.887	694,300	1,094,800	1,094,800	Year End Roll	10/19/2021
2021	101	FV	384,700	1700	4.1	627,900	1,014,300	1,014,300	Year End Roll	10/15/2020
2020	101	FV	377,900	1700	4.1	627,900	1,007,500	1,007,500	Year End Roll	9/26/2019
2019	101	FV	371,600	1700	4.1	610,300	983,600	983,600	Create Final va	6/4/2019
2018	101	FV	367,900	1700	4.1	610,300	979,900	979,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSAI,TZUFU	79177-491		11/19/2021	CONVENIENC	10	No	No		
TURANO FLORENCE	22560-217		10/30/1992	DIVORCE/ESTA	90,200	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2018	7065	SOLAR PA	17,000	C	6/29/2018			Install solar pane
10/1/2001	2362	SHED		C	6/29/2002			
4/23/1993	219	NEW HOME	220,000	C	12/13/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	ABATE-INSPEC	624	W Coelho
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
5/10/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	
12/13/1993	PERMIT VISIT	600	
12/7/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3130
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	15:50:14

LAST REV

Date	Time
12/20/21	15:52:27

blakeley 1118

