

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YOS ANN B		
Owner 2:			
Owner 3:			
Street 1:	17 MILL STREET EX		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-0518		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4.8 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1901, having primarily WOOD SHING Exterior and 1395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.693		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									59,255						59,300	
101	ONE FAM		1.27		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									8,890						8,900	Wetland

Total AC/HA:	4.79955	Total SF/SM:	209068	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	866,545	SpI Credit	Total:	866,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.800	220,300	27,500	866,600	1,114,400
Total Card	4.800	220,300	27,500	866,600	1,114,400
Total Parcel	4.800	220,300	27,500	866,600	1,114,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		798.85	/Parcel: 798.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	193,900	25700	4.8	843,400	1,063,000		Year End Roll	12/2/2024
2024	101	FV	190,100	25700	4.8	818,400	1,034,200		Year end	11/9/2023
2023	101	FV	188,900	25700	4.8	758,400	973,000	973,000	Year end	11/3/2022
2022	101	FV	168,300	25700	4.8	691,200	885,200	885,200	Year End Roll	10/19/2021
2021	101	FV	153,100	25700	4.8	618,400	797,200	797,200	Year End Roll	10/15/2020
2020	101	FV	143,000	25700	4.8	618,400	787,100	787,100	Year End Roll	9/26/2019
2019	101	FV	145,500	25700	4.8	600,800	772,000	772,000	Create Final va	6/4/2019
2018	101	FV	145,500	25700	4.8	600,800	772,000	772,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	677-89		10/1/1962		27,500	No	No		

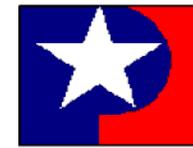
BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3150
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:	

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PRINT
 Date Time
 09/26/25 15:50:50

LAST REV
 Date Time
 04/25/25 09:46:53

blakeley
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PAT ACCT.

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