

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	BYRNES MICHAEL
Owner 2:	BYRNES MARGARET LARSEN
Owner 3:	
Street 1:	82 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1706 Type:

PREVIOUS OWNER

Owner 1:	BYRNES MARGARET A -
Owner 2:	-
Street 1:	82 MILL ST
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1706

NARRATIVE DESCRIPTION

This parcel contains 4.35 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1980, having primarily WOOD Exterior and 3837 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		2.513		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									87,955						88,000	

Total AC/HA:	4.34955	Total SF/SM:	189466	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	886,355	SpI Credit	Total:	886,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.350	836,600	24,800	886,400	1,747,800
Total Card	4.350	836,600	24,800	886,400	1,747,800
Total Parcel	4.350	934,300	24,800	886,400	1,845,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		455.49	/Parcel: 462.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	857,700	23200	4.35	863,200	1,744,100		Year End Roll	12/2/2024
2024	101	FV	847,900	23200	4.35	835,400	1,706,500		Year end	11/9/2023
2023	101	FV	740,200	23200	4.35	775,400	1,538,800	1,538,800	Year end	11/3/2022
2022	101	FV	626,300	29300	4.35	708,200	1,363,800	1,363,800	Year End Roll	10/19/2021
2021	101	FV	579,900	29300	4.35	635,400	1,244,600	1,244,600	Year End Roll	10/15/2020
2020	101	FV	568,700	29300	4.35	635,400	1,233,400	1,233,400	Year End Roll	9/26/2019
2019	101	FV	543,600	29300	4.35	617,800	1,190,700	1,190,700	Create Final va	6/4/2019
2018	101	FV	545,300	12700	4.35	617,800	1,175,800	1,175,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNES MARGARET	53293-520		7/29/2009	FAMILY		1	No	No	
BYRNES F MICHAE	18592-96		10/5/1987	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/1995	854-95	W/S FLUE		C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/9/2002	M&L EXTERIOR	615	
2/24/1996	ENTRY DENIED	606	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Parcel ID 116 10

!1126!

PRINT
 Date Time
 09/26/25 15:51:01

LAST REV
 Date Time
 07/19/18 15:40:43

apro
 1126



USER DEFINED

Prior Id # 1:	32 2 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:	

