

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	APSLER ROBERT
Owner 2:	APSLER JACQUELINE
Owner 3:	
Street 1:	84 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1706 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.25 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1990, having primarily CLAPBOARD Exterior and 5241 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 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		0.413		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									14,455						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.250	1,338,100		812,900	2,151,000
Total Card 2.250 1,338,100 812,900 2,151,000					
Total Parcel 2.250 1,338,100 812,900 2,151,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.42		/Parcel: 410.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,162,300	0	2.25	789,700	1,952,000		Year End Roll	12/2/2024
2024	101	FV	1,116,100	0	2.25	772,400	1,888,500		Year end	11/9/2023
2023	101	FV	960,800	0	2.25	712,400	1,673,200	1,673,200	Year end	11/3/2022
2022	101	FV	804,800	0	2.25	645,200	1,450,000	1,450,000	Year End Roll	10/19/2021
2021	101	FV	763,000	0	2.25	572,400	1,335,400	1,335,400	Year End Roll	10/15/2020
2020	101	FV	749,900	0	2.25	572,400	1,322,300	1,322,300	Year End Roll	9/26/2019
2019	101	FV	764,600	0	2.25	554,800	1,319,400	1,319,400	Create Final va	6/4/2019
2018	101	FV	764,600	0	2.25	554,800	1,319,400	1,319,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICHAEL F. BYRN	15667-531		7/5/1984		84,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/20/1996	MEAS+INSPCTD	606	
1/10/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	32 2 1
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:	

!1127!

PRINT

Date	Time
09/26/25	15:51:14

LAST REV

Date	Time
01/03/25	11:38:42

apro 1127

