

APPRaised: 1,762,200 / 1,762,200  
 USE VALUE: 1,762,200 / 1,762,200  
 ASSESSED: 1,762,200 / 1,762,200



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		MILL ST, LINCOLN
OWNERSHIP		
Owner 1: GROTZER TR TINA ANN		
Owner 2:		
Owner 3: TINA A GROTZER REV TRUST		
Street 1: 90 MILL ST		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	922,700	500	839,000	1,762,200
Total Card 3.100 922,700 500 839,000 1,762,200					
Total Parcel 3.100 922,700 500 839,000 1,762,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 293.12		/Parcel: 293.12	

Legal Description	User Acct
3168	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
12/19/24

**PREVIOUS OWNER**

Owner 1: Grotzer - Tina Ann
Owner 2: -
Street 1: 90 Mill St
Twn/City: Lincoln
St/Prov: MA
Postal: 01773

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	830,100	500	3.1	815,800	1,646,400		Year End Roll	12/2/2024
2024	101	FV	817,800	500	3.1	794,800	1,613,100		Year end	11/9/2023
2023	101	FV	811,700	500	3.1	734,800	1,547,000	1,547,000	Year end	11/3/2022
2022	101	FV	706,100	800	3.1	667,600	1,374,500	1,374,500	Year End Roll	10/19/2021
2021	101	FV	635,400	800	3.1	594,800	1,231,000	1,231,000	Year End Roll	10/15/2020
2020	101	FV	629,600	800	3.1	594,800	1,225,200	1,225,200	Year End Roll	9/26/2019
2019	101	FV	582,100	800	3.1	577,200	1,160,100	1,160,100	Create Final va	6/4/2019
2018	101	FV	582,100	800	3.1	577,200	1,160,100	1,160,100	Year End Roll	9/28/2017

Parcel ID 130 1 0

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**USER DEFINED**

Prior Id # 1:	32 3 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1979, having primarily WOOD SHING Exterior and 6012 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Grotzer,Tina An	1427-134		12/11/2012	FAMILY	100	No	No		
FINK JAMES H,	1304-60		7/15/2005		1,255,000	No	No		
FINK JAMES H,	1218-54		2/16/2000	CONVENIENC	1	No	No		
BOSTON HIGASHI	1080-131		4/30/1991		510,000	No	No		

**PAT ACCT.**

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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2022	R-22-0069	RENOVATI	16,500	C				Remove the exterio
12/20/2021	R-21-0287	SIDING	99,000	C				Install 36 squares
9/21/2021	R-21-0220	WINDOWS	116,100	C				Replace windows, s
12/6/2016	6644	MANUAL	3,000	C				Install 3 skylight
9/17/2015	6228	WINDOWS	2,780	C				Replace existing s
3/17/2014	5672	WINDOWS	2,000	C				replace existing s
7/26/2011	4799	WDK	33,000	C	6/18/2012			add 10x8 deck;slid
1/13/2010	4371	RENOVATI	25,000	C	7/22/2010			reno 2 bths
4/11/2007	3648	MANUAL	120,000	C	6/19/2007			repair structure d
9/14/2005	3272	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
6/18/2012	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	
7/15/2006	MEAS+INSPCTD	615	
3/21/2006	MEAS+INSPCTD	100	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

**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		1.133		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									39,655					39,700		
101	ONE FAM		0.13		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									910					900	Wetland	

Total AC/HA: 3.09955 Total SF/SM: 135016 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 838,965 Spl Credit Total: 839,000

