

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	PARKER SUZANNE
Owner 2:	LAU JULIE A
Owner 3:	
Street 1:	4 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAINÉ - SCOTT
Owner 2:	LAINÉ - AMY A
Street 1:	4 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1975, having primarily WOOD Exterior and 2167 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,720						6,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.797	434,100		965,100	1,399,200
Total Card		2.797	434,100	965,100	1,399,200
Total Parcel		2.797	434,100	965,100	1,399,200
Source:		Market Adj Cost		Total Value per SQ unit /Card: 645.83 /Parcel: 645.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	432,700	0	2.797	937,100	1,369,800		Year End Roll	12/2/2024
2024	101	FV	439,400	0	2.797	917,800	1,357,200		Year end	11/9/2023
2023	101	FV	348,500	0	2.797	745,800	1,094,300	1,094,300	Year end	11/3/2022
2022	101	FV	301,800	0	2.797	690,600	992,400	992,400	Year End Roll	10/19/2021
2021	101	FV	279,800	0	2.797	645,800	925,600	925,600	Year End Roll	10/15/2020
2020	101	FV	257,700	0	2.797	669,800	927,500	927,500	Year End Roll	9/26/2019
2019	101	FV	242,300	0	2.797	652,200	894,500	894,500	Create Final va	6/4/2019
2018	101	FV	242,300	0	2.797	652,200	894,500	894,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAINÉ, SCOTT	1453-103		5/30/2014		990,000	No	No		
WANG CHIU-CHEN,	1335-91		4/5/2007		750,000	No	No		
WILLIAM J. TARK	864-105		7/22/1975		35,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2007	3689	RENOVATI	80,000	C	6/15/2007			reno kit & master
4/23/2007	3662	ROOF		C				re-roof house

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	MEAS+INSPCTD	100	
11/16/2006	MEAS+INSPCTD	100	
9/9/1998	MEAS+INSPCTD	602	
5/24/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 46 8 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:

