

133

52

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

729,600 /

729,600 /

USE VALUE:

ASSESSED:

729,600 /

729,600 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		LEXINGTON RD, LINCOLN

OWNERSHIP

Owner 1:	ESHLEMAN DEAN B
Owner 2:	
Owner 3:	
Street 1:	89 LEXINGTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2206 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily WOOD Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 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		40510		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,169						680,200	

Total AC/HA:	0.92998	Total SF/SM:	40510	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	680,169	SpI Credit	Total:	680,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	49,000	400	680,200	729,600
Total Card 0.930 49,000 400 680,200 729,600					
Total Parcel 0.930 49,000 400 680,200 729,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		616.22	/Parcel: 616.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	46,300	400	.93	660,400	707,100		Year End Roll	12/2/2024
2024	101	FV	45,100	400	.93	647,500	693,000		Year end	11/9/2023
2023	101	FV	41,400	400	.93	596,300	638,100	638,100	Year end	11/3/2022
2022	101	FV	28,700	400	.93	539,100	568,200	568,200	Year End Roll	10/19/2021
2021	101	FV	26,300	400	.93	477,100	503,800	503,800	Year End Roll	10/15/2020
2020	101	FV	26,100	400	.93	477,100	503,600	503,600	Year End Roll	9/26/2019
2019	101	FV	23,700	400	.93	462,100	486,200	486,200	Create Final va	6/4/2019
2018	101	FV	23,700	400	.93	462,100	486,200	486,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOCK PAUL CHIN	11260-666		12/19/1966		22,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2025	E-25-0021	MANUAL	7,000	C				
10/26/1994	602-94	REMOVE		C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	EXTRIOR ONLY	6	JN
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
5/11/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
2/20/1993	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 12 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:	

PRINT  
Date Time  
09/26/25 16:14:59  
LAST REV  
Date Time  
05/15/25 12:09:34  
apro  
1351

Parcel ID 133 52 0

!1351!

