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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,132,900 / 1,132,900
USE VALUE: 1,132,900 / 1,132,900
ASSESSed: 1,132,900 / 1,132,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 11, , OLD COUNTY RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: BLOUNT TR DAPHNE A, DAPHNE A BLOUNT TRUST, 11 OLD COUNTY RD, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal, Type. Row 1: BLOUNT TR - DAPHNE A, 11 OLD COUNTY REAL ESTATE TRST - , 11 OLD COUNTY RD, LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1947, having primarily VINYL Exterior and 2423 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM, 40075, SQUARE FE, PRIME SITE, 0, 9.98, 1.70 R3, 678,865, 678,900

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 0.920, 454,000, 678,900, 1,132,900

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 425,200, 0, .92, 659,100, 1,084,300, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: BLOUNT TR, DAPHN, 1620-60, 10/22/2024, CONVENIENC, 99, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 1/21/2025, R-25-0017, ROOF, 25,700, C, Strip & re-roof, i

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 10/24/2011, MEAS/EXT INS, 25, D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, Land Reason, Bld Reason, Civil District, Ratio. Row 1: 48 5 0

Total AC/HA: 0.92000 Total SF/SM: 40075 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 678,865 Spl Credit Total: 678,900

