

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	KADLEC SCOTT
Owner 2:	KADLEC ANGELA
Owner 3:	
Street 1:	15 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	UCALANO CONSTRUCTION INC -
Owner 2:	-
Street 1:	212 WILLIAMS ROAD
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1998, having primarily CLAPBOARD Exterior and 4048 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		0.05345		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,871						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	1,164,800	2,800	800,300	1,967,900
Total Card 1.890 1,164,800 2,800 800,300 1,967,900					
Total Parcel 1.890 1,164,800 2,800 800,300 1,967,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		486.17	/Parcel: 486.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,028,100	2700	1.89	777,100	1,807,900		Year End Roll	12/2/2024
2024	101	FV	987,300	2700	1.89	761,600	1,751,600		Year end	11/9/2023
2023	101	FV	850,700	2700	1.89	701,600	1,555,000	1,555,000	Year end	11/3/2022
2022	101	FV	720,500	3200	1.89	634,400	1,358,100	1,358,100	Year End Roll	10/19/2021
2021	101	FV	683,500	3200	1.89	561,600	1,248,300	1,248,300	Year End Roll	10/15/2020
2020	101	FV	671,900	3200	1.89	561,600	1,236,700	1,236,700	Year End Roll	9/26/2019
2019	101	FV	685,100	3200	1.89	544,000	1,232,300	1,232,300	Create Final va	6/4/2019
2018	101	FV	685,100	3200	1.89	544,000	1,232,300	1,232,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UCALANO CONSTRU	1198-126		12/23/1998		780,086	No	No		
HUBLEY PAMELA B	1191-27		7/22/1998	CHD>SALE	365,000	No	No		
HUBLEY PAMELA B	0208801-1174		7/14/1997	CONVENIENC		1	No	No	1622 sf added to lot
HAGMAN KATHERIN	1112-162		6/30/1993		180,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2025	P-25-0050		9,000					
10/31/2024	R-24-0209	RENOVATI	185,000	O				Repair left side o
6/21/2024	R-24-0121	MANUAL	25,000	C				Remove drywall
1/14/2020	R-20-0007	SOLAR PA		C				Additional fee bec
1/14/2020	R-20-0007	SOLAR PA	11,500	C				Install 12 solar p
6/22/1998	1447	NEW HOME	260,000	C	7/1/1999			
6/22/1998	1445	DEMOLITI		C	7/1/1999			
8/31/1994	556-94	W/S FLUE		C	7/13/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2025	INFO FM PRMT	7	SB
1/8/2025	MEAS/EXT INS	6	JN
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	
5/20/1996	MEAS+INSPCTD	606	
2/22/1996	MEAS/EXT INS	606	
7/13/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



