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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,799,700 / 1,799,700
USE VALUE: 1,799,700 / 1,799,700
ASSESSed: 1,799,700 / 1,799,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 23, , OLD FARM RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Twn/City, St/Prov, Postal, Type. Row 1: PERRY CHRISTOPHER D, 23 OLD FARM RD, LINCOLN, MA, 01773-2201

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Twn/City, St/Prov, Postal. Row 1: BATTEN MARGARET R TR - 23 OLD FARM RD, LINCOLN, MA, 01773-2201

NARRATIVE DESCRIPTION

This parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1947, having primarily CLAPBOARD Exterior and 3795 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 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

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 2.767, 833,000, 1,800, 964,900, 1,799,700

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, 783,400, 1700, 2.767, 936,900, 1,722,000, 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: BATTEN MARGARET, 1293-25, 11/18/2004, 1,062,500

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 8/17/2021, R-21-0194, POOL, 53,116, C, Install 13'x7' Soa

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 4/26/2018, MEAS/EXT INS, 622, K Cuoco

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

!1434!

PRINT

Table with columns: Date, Time. Row 1: 09/26/25, 16:25:00

LAST REV

Table with columns: Date, Time. Row 1: 04/22/24, 10:52:05

apro 1434

Total AC/HA: 2.76655 Total SF/SM: 120511 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 964,910 SpI Credit Total: 964,900

