

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COUSINS DANIEL
Owner 2:	COUSINS SARAH S
Owner 3:	
Street 1:	22 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2202 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily CLAPBOARD Exterior and 1893 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		60984		SQUARE FE	PRIME SITE		0	11.98	1.22	R4									890,054						890,100	

Total AC/HA:	1.40000	Total SF/SM:	60984	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	890,054	SpI Credit	Total:	890,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.400	465,700	500	890,100	1,356,300
Total Card	1.400	465,700	500	890,100	1,356,300
Total Parcel	1.400	532,700	500	890,100	1,423,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		716.48	/Parcel: 557.50

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	505,100	500	1.4	864,100	1,369,700		Year End Roll	12/2/2024
2024	101	FV	493,400	500	1.4	847,000	1,340,900		Year end	11/9/2023
2023	101	FV	459,400	500	1.4	687,200	1,147,100	1,147,100	Year end	11/3/2022
2022	101	FV	409,000	700	1.4	636,000	1,045,700	1,045,700	Year End Roll	10/19/2021
2021	101	FV	374,400	700	1.4	594,400	969,500		Year End Roll	10/15/2020
2020	101	FV	371,800	700	1.4	616,700	989,200	989,200	Year End Roll	9/26/2019
2019	101	FV	337,200	700	1.4	600,300	938,200	938,200	Create Final va	6/4/2019
2018	101	FV	337,200	700	1.4	600,300	938,200	938,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARY MAIDA ESTA	1118-95		10/28/1993		342,000	No	No		
WOOD FRANK H	818-107		5/16/1972		69,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2003	2763	MANUAL	12,000	C	5/22/2004			convert porch to s
5/5/2000	1949	RENOVATI	125,000	C	5/25/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/2/2009	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
5/25/2001	MEAS+INSPCTD	615	
9/16/1998	MEAS+INSPCTD	602	
2/16/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 5130

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:

!1436!

PRINT

Date	Time
09/26/25	16:25:16

LAST REV

Date	Time
10/03/18	15:30:54
apro	
1436	

