Total Card / Total Parcel

APPRAISED:	1,928,200 / 1,928,200
USE VALUE:	1,928,200 / 1,928,200
ASSESSED:	1,928,200 / 1,928,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GIBER TR DAVID J
Owner 2:	GIBER TR BRIGITTE L
Owner 3:	BRIGETTE GIBER 2000 TRUST
Street 1:	26 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-2202	Type:	

PREVIOUS OWNER

Owner 1:	FRITZ - MATTHEW MILES
Owner 2:	FRITZ - CHANDLER D
Street 1:	26 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-2202	

NARRATIVE DESCRIPTION

This parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1949, having primarily CLAPBOARD Exterior and 4635 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.490	1,024,100		904,100	1,928,200
Total Card	1.490	1,024,100		904,100	1,928,200
Total Parcel	1.490	1,024,100		904,100	1,928,200

Source: Market Adj Cost Total Value per SQ unit /Card: 416.01 /Parcel: 416.01

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/26/18

PREVIOUS ASSESSMENT

Parcel ID: 145 28 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	963,900	0	1.49	877,700	1,841,600		Year End Roll	12/2/2024
2024	101	FV	958,700	0	1.49	860,400	1,819,100		Year end	11/9/2023
2023	101	FV	843,600	0	1.49	698,100	1,541,700	1,541,700	Year end	11/3/2022
2022	101	FV	801,900	0	1.49	646,000	1,447,900	1,447,900	Year End Roll	10/19/2021
2021	101	FV	730,100	0	1.49	603,800	1,333,900	1,333,900	Year End Roll	10/15/2020
2020	101	FV	658,300	0	1.49	626,400	1,284,700	1,284,700	Year End Roll	9/26/2019
2019	101	FV	628,000	0	1.49	609,800	1,237,800	1,237,800	Create Final va	6/4/2019
2018	101	FV	628,000	0	1.49	609,800	1,237,800	1,237,800	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 1437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRITZ,MATTHEW M	1547-19		7/24/2019		1,605,000	No	No		
FRITZ,MATTHEW	1448-13		1/16/2014	FAMILY	1	No	No		
TORRI MYRA M,	1251-69		4/25/2002		795,000	No	No		
MYRA TORRI	1108-121		3/23/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2025	R-25-138	ROOF	15,000	C				
5/3/2025	R-25-0076	ROOF	13,500	C				
4/10/2025	R-25-0080	ROOF	10,357					
7/9/2021	R-21-0159	SOLAR PA	40,000	C	9/21/2021			Install 26 roof-mo
1/3/2020	R-20-0001	MANUAL	1,289	C				Air sealing, insta
6/4/2018	7092	ROOF	4,380	C				Strip & re-roof dw
5/5/2010	4444	FINISH B	47,500	C	7/26/2010			reno fin bmt for p
5/25/2005	3188	ADDITION	410,000	C				2 story add w/atta

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/22/1998	MEAS+INSPCTD	602	
2/19/1996	MEAS+INSPCTD	606	

!1437!

USER DEFINED

Prior Id # 1:	51 4 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	16:25:29

LAST REV

Date	Time
07/22/25	12:37:09

apro

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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64904.2		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									904,146						904,100	

Total AC/HA: 1.49000	Total SF/SM: 64904	Parcel LUC: 101	ONE FAM	Prime NB Desc RES CAT 4	Total: 904,146	Spl Credit	Total: 904,100

EXTERIOR INFORMATION

Field	Value
Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	5 - TYPICAL
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1949 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	5	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	3	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	EXCELLENT
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	EX - Excellent	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	158.00
Size Adj.:	0.90113354
Const Adj.:	1.00999999
Adj $ / SQ:	143.803
Other Features:	126000
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1190849
Depreciation:	166719
Depreciated Total:	1024130

COMMENTS

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 5			HB 1			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	1
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	AvRate: Ind.Val 599000.0000
Juris. Factor:	Before Depr: 208.51
Special Features:	0 Val/Su Net: 149.16
Final Total:	1024100 Val/Su SzAd 257.96

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,280	143.800	327,871
BMT	BASEMENT	1,900	48.530	92,214
TQS	3/4 STORY	1,140	143.800	163,935
GAR	GARAGE	720	38.520	27,734
HST	HALF STORY	550	143.800	79,092
OFP	OPEN PORCH	276	16.050	4,430

Net Sketched Area:	6,866	Total:	695,276
Size Ad	3970	Gross Area	8176 FinArea 4635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0
TQS	80				0

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 145 28 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	