

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WOODS END RD, LINCOLN

OWNERSHIP

Owner 1:	GOLDSTEIN TR MARK A
Owner 2:	GOLDSTEIN TR MYRNA CHANDLER
Owner 3:	WOODS END RD 2024 REALTY TRUST
Street 1:	5 WOODS END RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GOLDSTEIN - MARK A
Owner 2:	GOLDSTEIN - MYRNA CHANDLER
Street 1:	5 WOODS END RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.31 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1938, having primarily WOOD Exterior and 2425 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	
101	ONE FAM		0.44		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,080						3,100	Wetland

Total AC/HA:	2.30955	Total SF/SM:	100604	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	962,635	SpI Credit		Total:	962,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.310	438,000	6,800	962,700	1,407,500
Total Card 2.310 438,000 6,800 962,700 1,407,500					
Total Parcel 2.310 438,000 6,800 962,700 1,407,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 580.41		/Parcel: 580.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	415,200	6300	2.31	934,700	1,356,200		Year End Roll	12/2/2024
2024	101	FV	402,600	6300	2.31	915,600	1,324,500		Year end	11/9/2023
2023	101	FV	402,600	6300	2.31	743,600	1,152,500	1,152,500	Year end	11/3/2022
2022	101	FV	342,300	6300	2.31	688,400	1,037,000	1,037,000	Year End Roll	10/19/2021
2021	101	FV	348,400	6300	2.31	643,600	998,300	998,300	Year End Roll	10/15/2020
2020	101	FV	333,000	6300	2.31	667,600	1,006,900	1,006,900	Year End Roll	9/26/2019
2019	101	FV	306,700	6300	2.31	650,000	963,000	963,000	Create Final va	6/4/2019
2018	101	FV	306,700	6300	2.31	650,000	963,000	963,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSTEIN,MARK	82555-437		3/11/2024	CONVENIENC	10	No	No		
HUBBARD JASON C	28462-519		4/17/1998		1,025,000	No	No		
HUBBARD JASON	22972-602		3/10/1993	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2007	3675	RENOVATI	60,000	C	6/12/2007			reno kitch & laund

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/1/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
12/9/2004	M&L EXTERIOR	615	
10/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 56 14 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:

Parcel ID 141 9 0

Entered Lot Size

Total Land:

Land Unit Type:

!1527!

PRINT

Date	Time
09/26/25	16:37:31

LAST REV

Date	Time
02/17/25	13:40:56

apro

1527

