

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		RED RAIL FARM, LINCOLN

OWNERSHIP

Owner 1:	GILL CHRISTOPHER J
Owner 2:	GILL JENNIFER M
Owner 3:	
Street 1:	25 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Beerel - Gustav
Owner 2:	Beerel - Nicolette
Street 1:	25 Red Rail Farm
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.56 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1910, having primarily CLAPBOARD Exterior and 4169 Square Feet, with 1 Unit, 2 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		67953.60156		SQUARE FE	PRIME SITE		0	11.98	1.12	R4									915,104						915,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.560	1,208,700	700	915,100	2,124,500
Total Card	1.560	1,208,700	700	915,100	2,124,500
Total Parcel	1.560	1,208,700	700	915,100	2,124,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		509.61	/Parcel: 509.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,142,100	700	1.56	888,400	2,031,200		Year End Roll	12/2/2024
2024	101	FV	1,102,000	700	1.56	870,800	1,973,500		Year end	11/9/2023
2023	101	FV	955,100	700	1.56	706,600	1,662,400	1,662,400	Year end	11/3/2022
2022	101	FV	801,100	800	1.56	653,900	1,455,800	1,455,800	Year End Roll	10/19/2021
2021	101	FV	778,100	800	1.56	611,100	1,390,000	1,390,000	Year End Roll	10/15/2020
2020	101	FV	802,000	800	1.56	634,000	1,436,800	1,436,800	Year End Roll	9/26/2019
2019	101	FV	813,500	800	1.56	617,200	1,431,500	1,431,500	Create Final va	6/4/2019
2018	101	FV	810,400	2600	1.56	617,200	1,430,200	1,430,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Beerel,Gustav	59386-260		6/27/2012	OTHER	977,500	No	No		
BEEREL GUSTAV H	35826-452		7/2/2002	SUBSEQUENT S	100	No	No		
METZENBAUM AMY	35826-427		7/2/2002		1,200,000	No	No		
YANOWITZ JOEL,	29722-569		11/21/1998	CONVENIENC	99	No	No		
JOHNSON ANNE EL	23315-312		6/17/1993	CHD>SALE	531,500	No	No		30195 RECOLLECT DATA

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2023	R-23-0102	INSULATI	3,000	C				Insulation as part
2/14/2023	MEC-23-000	MECHANIC	19,000	O				Install air handle
4/14/2016	6394	KITCHEN	116,603	C				Remodel kitchen &
7/16/2007	3725	FENCE		C				erect fence existi
10/24/1997	1295	FINISH B	11,000	C	3/28/1998			3/28/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2019	PERMIT VISIT	622	K Cuoco
4/18/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
3/28/1998	MEAS+INSPCTD	602	
4/20/1996	MEAS+INSPCTD	606	
7/11/1995	INSPECTED	600	
7/5/1994	FIELDREV CHG	600	
5/6/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	57 2 6
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	16:40:11

LAST REV

Date	Time
07/17/23	11:01:54

blakeley	1551
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