

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SABIN DEBORAH
Owner 2:	PERKINS BRIAN
Owner 3:	
Street 1:	31 RED RAIL FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RICE JOHN T -
Owner 2:	RICE NATHALIE L -
Street 1:	31 RED RAIL FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.404 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1977, having primarily WOOD SHING Exterior and 4497 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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		61175		SQUARE FE	PRIME SITE		0	11.98	1.22	R4									890,745						890,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.404	1,108,100	1,200	890,700	2,000,000	
Total Card		1.404	1,108,100	1,200	890,700	2,000,000
Total Parcel		1.404	1,108,100	1,200	890,700	2,000,000
Source:		Market Adj Cost		Total Value per SQ unit /Card: 444.72 /Parcel: 444.72		

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,020,500	1200	1.404	864,700	1,886,400		Year End Roll	12/2/2024
2024	101	FV	1,008,900	1200	1.404	847,600	1,857,700		Year end	11/9/2023
2023	101	FV	869,800	1200	1.404	687,800	1,558,800	1,558,800	Year end	11/3/2022
2022	101	FV	736,100	1700	1.404	636,500	1,374,300	1,374,300	Year End Roll	10/19/2021
2021	101	FV	678,700	1700	1.404	594,800	1,275,200	1,275,200	Year End Roll	10/15/2020
2020	101	FV	667,200	1700	1.404	617,100	1,286,000	1,286,000	Year End Roll	9/26/2019
2019	101	FV	632,500	1700	1.404	600,800	1,235,000	1,235,000	Create Final va	6/4/2019
2018	101	FV	632,500	1700	1.404	600,800	1,235,000	1,235,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICE JOHN T,	55767-153		11/5/2010		1,020,000	No	No		
JOHN QUINCY ADA	17744-172		12/31/1986	OTHER	180,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2012	4959	MANUAL		C				install wood burni
10/4/1996	1059-96	ADDITION	130,000	C	6/26/2000			6/26/00 80%
11/17/1994	611-94	SHED	25	C	9/6/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2001	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPCTD	611	
5/29/1999	MEAS+INSPCTD	602	
6/9/1998	MEAS/EXT INS	602	
2/28/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS+INSPCTD	600	
7/16/1997	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	57 2 7
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:	

