

140

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,757,200 / 1,757,200
USE VALUE: 1,757,200 / 1,757,200
ASSESSed: 1,757,200 / 1,757,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 45, , OLD CONCORD RD, LINCOLN

OWNERSHIP

Table with 2 columns: Owner, Name. Owners: HOFFMAN TR KERRY CLARKE, HOFFMAN TR PAUL A, P K REALTY TRUST. Street: 45 OLD CONCORD RD. City: LINCOLN. State: MA. Postal: 01773.

PREVIOUS OWNER

Table with 2 columns: Owner, Name. Owners: C B HOMEBUILDERS INC, -. Street: 413 BOSTON POST ROAD. City: WESTON. State: MA. Postal: 02193.

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1999, having primarily CLAPBOARD Exterior and 3040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes items for water, sewer, electric, gas, and flood hazard.

LAND SECTION (First 7 lines only)

Table with 23 columns: 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. Row 1: 101, ONE FAM, , 80000, SQUARE FE, PRIME SITE, , 0, 11.98, 1.00, R4, , , , , , , , 958,400, , , , , , 958,400, LOT 14 BACKS UP

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 1.837, 798,800, , 958,400, 1,757,200. Total Card: 1.837, 798,800, 958,400, 1,757,200. Total Parcel: 1.837, 798,800, 958,400, 1,757,200. Source: Market Adj Cost. Total Value per SQ unit /Card: 578.12. /Parcel: 578.12.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows from 2018 to 2025.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows for C B HOMEBUILDER, CORBIN REALTY L, DOOLEY THOMAS J.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows for INSULATI, BATH, RENOVATI, MANUAL, ROOF, NEW HOME, NEW HOME.

Table with 2 columns: Legal Description, User Acct. Row 1: 3062.00, 0. GIS Ref, GIS Ref, Insp Date: 08/05/13.

Parcel ID 140 5 0

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows from 2018 to 2025.

PAT ACCT.

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. (Empty table)

ACTIVITY INFORMATION

Table with 5 columns: Date, Result, By, Name. Rows for PERMIT VISIT, MEAS+INSPCTD, MEAS+EXT INS, MEAS+INSPCTD, MEAS+INSPCTD.

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with 2 columns: Prior Id #, Value. Rows for Prior Id # 1: 6141, 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

Table with 2 columns: Date, Time. Row 1: 09/26/25, 17:03:12.

LAST REV

Table with 2 columns: Date, Time. Row 1: 07/17/23, 11:51:10.

Table with 2 columns: Name, Value. Row 1: blakeley, 1759.

Total AC/HA: 1.83655 Total SF/SM: 80000 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 958,400 Spl Credit Total: 958,400

