

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN OLD TOWN HALL CORP
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6044
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-6044 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.627 ACRES of land mainly classified as OFFICE with a OFFICE Building built about 1848, having primarily CLAPBOARD Exterior and 3312 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-1	Retail Bus		water	1	TYPCL
o	R-1	Single Fam		Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
340	OFFICE		80000		SQUARE FE	PRIME SITE		0	16.18	0.30	CA	1.00		OTHER	-70					388,320						388,300	
340	OFFICE		0.79		ACRES	EXCESS ACRE		0	35,000.	0.30	CA	1.00		OTHER	-70					8,295						8,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	2.627	227,000	1,400	396,600	625,000
Total Card 2.627 227,000 1,400 396,600 625,000					
Total Parcel 2.627 227,000 1,400 396,600 625,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		188.71	/Parcel: 188.71

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	340	FV	219,400	1300	2.627	385,300	606,000		Year End Roll	12/2/2024
2024	340	FV	214,400	1300	2.627	376,700	592,400		Year end	11/9/2023
2023	340	FV	214,400	1300	2.627	343,100	558,800	558,800	Year end	11/3/2022
2022	340	FV	184,600	1400	2.627	343,100	529,100	529,100	Year End Roll	10/19/2021
2021	340	FV	184,600	1400	2.627	229,100	415,100	415,100	Year End Roll	10/15/2020
2020	340	FV	184,600	1400	2.627	229,100	415,100	415,100	Year End Roll	9/26/2019
2019	340	FV	179,600	1400	2.627	223,100	404,100	404,100	Create Final va	6/4/2019
2018	340	FV	179,600	1400	2.627	223,100	404,100	404,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10439-174		1/19/1964			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2011	4935	MANUAL	16,000	C				replace column bas
10/28/1998	1566	MANUAL	40,000	C	2/20/1999			repairs
11/17/1997	1305	ROOF	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L COMPLETE	615	
2/20/1999	MEAS/EXT INS	602	
8/15/1994	MEAS+INSPCTD	185	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	64 10 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 17:07:14

LAST REV

Date Time
 06/24/25 15:22:06

meadorse
 1785

