



Patriot
Properties Inc.

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOLDEN GARY H
Owner 2:	
Owner 3:	
Street 1:	46 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DONALD - AIDA DIPACE
Owner 2:	-
Street 1:	41 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3205

NARRATIVE DESCRIPTION

This parcel contains .5 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1928, having primarily CLAPBOARD Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 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		21780		SQUARE FE	PRIME SITE		0	9.98	2.87	R3									624,090						624,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.500	237,600	5,800	624,100	867,500
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	207,600	5400	.5	606,000	819,000		Year End Roll	12/2/2024
2024	101	FV	203,300	5400	.5	594,100	802,800		Year end	11/9/2023
2023	101	FV	201,900	5400	.5	547,200	754,500	754,500	Year end	11/3/2022
2022	101	FV	178,900	5400	.5	494,600	678,900	678,900	Year End Roll	10/19/2021
2021	101	FV	164,500	5400	.5	437,700	607,600	607,600	Year End Roll	10/15/2020
2020	101	FV	152,700	5400	.5	437,700	595,800	595,800	Year End Roll	9/26/2019
2019	101	FV	155,700	5400	.5	424,000	585,100	585,100	Create Final va	6/4/2019
2018	101	FV	155,700	5400	.5	424,000	585,100	585,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONALD,AIDA DIP	55452-380		9/27/2010		480,000	No	No		
DONALD DAVID HE	17100-072		6/16/1986	FAMILY		1	No	No	
FREDERICK SPOON	14468-5		11/17/1981		80,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2022	R-22-0110	WDK	1,800	O	6/7/2022			Install small deck
7/22/2020	R-20-0113	RENOVATI	35,000	O	12/10/2020			Renovations to ent
10/21/2013	5579	ROOF	4,300	C				strip & re-roof de
5/19/2011	4733	RENOVATI	40,000	C	5/31/2012			interior 2nd floor
4/22/2011	4697	ROOF		C				strip & re-roof do

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS/EXT INS	25	D ERSKINE
7/25/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.50000 Total SF/SM: 21780 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 624,090 Spl Credit Total: 624,100

