

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAINES GREGORY RAYMOND
Owner 2:	HAINES MELANIE SCHORR
Owner 3:	
Street 1:	41 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3205 Type:

PREVIOUS OWNER

Owner 1:	FLECKNER TR - MAGDA L
Owner 2:	-
Street 1:	41 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3205

NARRATIVE DESCRIPTION

This parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1962, having primarily WOOD Exterior and 3338 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.863		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									30,205						30,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.700	563,100	20,500	988,600	1,572,200
Total Card 2.700 563,100 20,500 988,600 1,572,200					
Total Parcel 2.700 563,100 20,500 988,600 1,572,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		470.96 /Parcel: 470.96	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	577,700	19100	2.7	960,600	1,557,400		Year End Roll	12/2/2024
2024	101	FV	587,600	19100	2.7	937,900	1,544,600		Year end	11/9/2023
2023	101	FV	452,400	19100	2.7	765,900	1,237,400	1,237,400	Year end	11/3/2022
2022	101	FV	394,700	17400	2.7	710,700	1,122,800	1,122,800	Year End Roll	10/19/2021
2021	101	FV	379,400	17400	2.7	665,900	1,062,700	1,062,700	Year End Roll	10/15/2020
2020	101	FV	344,300	17400	2.7	689,900	1,051,600	1,051,600	Year End Roll	9/26/2019
2019	101	FV	317,200	17400	2.7	672,300	1,006,900	1,006,900	Create Final va	6/4/2019
2018	101	FV	317,200	17400	2.7	672,300	1,006,900	1,006,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLECKNER TR,MAG	73778-236		12/6/2019		1,047,000	No	No		
DONALD TR,AIDA	70607-189		2/8/2018	FAMILY		99	No	No	
DONALD,DAVID HE	70607-179		2/8/2018	FAMILY			No	No	
FLAHERTY AUGUST	12407-084		4/3/1973		96,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2020	R-20-0186	KITCHEN	47,391	O	1/5/2021			Kitchen renovation
3/21/2017	6698	ROOF	94,000	C				Strip & re-roof 90

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	64 5 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:	

