

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN REMODELING CONSTR LLC
Owner 2:	
Owner 3:	
Street 1:	22 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIU - YANPING
Owner 2:	-
Street 1:	405 NORTH AVENUE
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains 3.34 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1917, having primarily STUCCO Exterior and 7219 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 7 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
				Sewer		
				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		0.823		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									28,805						28,800	
101	ONE FAM		0.68		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,760						4,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.340	515,200	6,400	992,000	1,513,600
Total Card 3.340 515,200 6,400 992,000 1,513,600					
Total Parcel 3.340 515,200 6,400 992,000 1,513,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 209.68		/Parcel: 209.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	446,600	6000	3.34	964,000	1,416,600		Year End Roll	12/2/2024
2024	101	FV	437,500	6000	3.34	940,800	1,384,300		Year end	11/9/2023
2023	101	FV	327,100	6000	3.34	768,800	1,101,900	1,101,900	Year end	11/3/2022
2022	101	FV	305,000	11600	3.34	713,600	1,030,200	1,030,200	Year End Roll	10/19/2021
2021	101	FV	280,900	11600	3.34	668,800	961,300	961,300	Year End Roll	10/15/2020
2020	101	FV	261,200	11600	3.34	692,800	965,600	965,600	Year End Roll	9/26/2019
2019	101	FV	266,100	11600	3.34	675,200	952,900	952,900	Create Final va	6/4/2019
2018	101	FV	266,100	11600	3.34	675,200	952,900	952,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU, YANPING	81263-295		2/21/2023	CONVENIENC		1	No	No	
MCDUGALD, RONAL	77153-91		3/5/2021		1,100,000	No	No		
MCDUGALD RONAL	29838-547		2/19/1999	CONVENIENC		No	No		
MCDUGALD RONAL	28902-158		7/30/1998	CONVENIENC		No	No		
MCDUGALD RONAL	28902-156		7/30/1998	DIVORCE/ESTA	284,560	No	No		
	13299-308		9/30/1978		127,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2023	SH-23-0006	SHEET MT	16,500	O	6/28/2023			New duct work for
4/20/2022	R-22-0077	RENO-ADD	750,000	O				Add on left side o
3/4/2022	R-2--0037	DEMOLITI	26,000	O				Interior demo; no
10/27/2011	4915	MANUAL		C				install wood pelle
12/1/2008	4104	ROOF		C				strip & re-roof le

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
4/27/2017	MEAS/EXT INS	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 65 19 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	17:10:29

LAST REV

Date	Time
06/12/25	13:36:47

apro 1811

Parcel ID 152 2 0

!1811!

