



PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		STOREY DR, LINCOLN
Unit #:		
Owner 1: FRASER TR IAIN P		
Owner 2: GRAY TR JEAN S		
Owner 3: IAIN P FRASER REVOCABLE TRUST		
Street 1: 27 STOREY DR		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2103	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.960	982,900	1,000	959,900	1,943,800
Total Card 1.960 982,900 1,000 959,900 1,943,800					
Total Parcel 1.960 982,900 1,000 959,900 1,943,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 540.24		/Parcel: 540.24	

Legal Description
 1226

User Acct
 0

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
 08/20/18

!1833!

PREVIOUS OWNER

Owner 1:	FRASER - IAIN P
Owner 2:	GRAY - JEAN S
Street 1:	27 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-2103

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	905,400	900	1.96	931,900	1,838,200		Year End Roll	12/2/2024
2024	101	FV	895,100	900	1.96	913,300	1,809,300		Year end	11/9/2023
2023	101	FV	772,600	900	1.96	741,300	1,514,800	1,514,800	Year end	11/3/2022
2022	101	FV	654,700	1400	1.96	686,100	1,342,200	1,342,200	Year End Roll	10/19/2021
2021	101	FV	583,500	1400	1.96	641,300	1,226,200	1,226,200	Year End Roll	10/15/2020
2020	101	FV	701,700	1400	1.96	665,300	1,368,400	1,368,400	Year End Roll	9/26/2019
2019	101	FV	665,500	1400	1.96	647,700	1,314,600	1,314,600	Create Final va	6/4/2019
2018	101	FV	665,500	1400	1.96	647,700	1,314,600	1,314,600	Year End Roll	9/28/2017

Parcel ID 145 8 0

PRINT
Date 09/26/25
Time 17:14:03

LAST REV
Date 10/27/22
Time 11:27:53

USER DEFINED

Prior Id # 1:	67 1 4
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:	

NARRATIVE DESCRIPTION

This parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily CLAPBOARD Exterior and 3598 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER,IAIN P	75969-424		10/23/2020	CONVENIENC	99	No	No		
LECHTENBERG TR,	73874-189		12/20/2019		1,283,000	No	No		
LECHTENBERG EDW	42139-181		3/1/2004	CONVENIENC	99	No	No		
HUGHES ROBERT C	30424-522		7/15/1999		795,000	No	No		
ALEXANDER, RAND	24588-106		6/2/1994		687,500	No	No		WIFE TO HUSBAND
CHERYL DYER ALE	21656-402		1/3/1992	FAMILY		No	No		

PAT ACCT.

blakeley	1833
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2022	R-22-0160	INSULATI	7,000	C				Attic insulation
3/20/2009	4136	SCREENPR	22,000	C	6/1/2009			remove existing de
9/25/2001	2352	RENO-ADD	300,000	C	7/6/2002			2 story add, renov
9/2/1997	1263	SHED	2,300	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	PERMIT VISIT	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
3/27/2000	MEAS+INSPCTD	600	
5/18/1999	M&L COMPLETE	602	
3/7/1998	MEAS/EXT INS	602	
1/30/1996	MEAS+INSPCTD	606	
7/25/1995	INSPECTED	600	

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		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									805					800		
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									700					700	Wetland	

Total AC/HA:	1.95955	Total SF/SM:	85358	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	959,905	SpI Credit	Total:	959,900
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