Map	Lot	Sublot	Building	Unit	CARD
145	7	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	3,155,400	/	3,155,400
USE VALUE:	3,155,400	/	3,155,400
ASSESSED:	3,155,400	/	3,155,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		STOREY DR, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	STUBBLEBINE DAVID G
Owner 2:	STUBBLEBINE ALANA L
Owner 3:	
Street 1:	30 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GRANSKOG - ERIK
Owner 2:	PEPER - JENNIFER
Street 1:	30 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.41 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2001, having primarily WOOD Exterior and 6712 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.410	2,168,200	2,800	984,400	3,155,400
Total Card	3.410	2,168,200	2,800	984,400	3,155,400
Total Parcel	3.410	2,168,200	2,800	984,400	3,155,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.13 | /Parcel: 470.13

Legal Description: 3570

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	01/16/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145 7 0

!1834!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,866,800	2600	3.41	956,400	2,825,800		Year End Roll	12/2/2024
2024	101	FV	1,738,100	2600	3.41	934,200	2,674,900		Year end	11/9/2023
2023	101	FV	1,738,100	2600	3.41	762,200	2,502,900	2,502,900	Year end	11/3/2022
2022	101	FV	1,518,400	1800	3.41	707,000	2,227,200	2,227,200	Year End Roll	10/19/2021
2021	101	FV	1,545,600	1800	3.41	662,200	2,209,600	2,209,600	Year End Roll	10/15/2020
2020	101	FV	1,631,600	1800	3.41	686,200	2,319,600	2,319,600	Year End Roll	9/26/2019
2019	101	FV	1,660,600	1800	3.41	668,600	2,331,000	2,331,000	Create Final va	6/4/2019
2018	101	FV	1,660,600	1800	3.41	668,600	2,331,000	2,331,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:14:12

LAST REV

Date	Time
02/28/25	11:53:23

apro

USER DEFINED

Prior Id # 1:	67 1 5
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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANSKOG,ERIK	66436-407		11/25/2015		2,325,000	No	No		
DEVINCENT,RAYMO	62690-216		9/25/2013		2,000,000	No	No		
DIPASQUALE ALFR	33291-244		7/20/2001	CONVENIENC	1	No	No		
DEVINCENT RAYMO	30623-140		8/31/1999	PART INTERES	150,000	No	No		SALE PRICE $640,000
DEVINCENT RAYMO	30613-034		8/31/1999	DIVORCE/ESTA	320,000	No	No		
MALONEY BERNARD	30613-032		8/31/1999	DIVORCE/ESTA	320,000	No	No		
EVERETT A. BLAC	13059-278		9/17/1976		45,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2020	R-20-0171	ROOF	30,000	C				Strip & re-roof dw
9/29/2000	2097	NEW HOME	508,000	C	6/22/2002			7/1/01 70% 3/23/02
9/25/2000	2091	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
4/28/2016	SALES INSP	618	G BOURGAULT
3/20/2014	SALES INSP	618	G BOURGAULT
9/15/2009	MEAS+INSPCTD	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	
3/23/2002	MEAS+INSPCTD	615	
8/15/2001	MEAS/EXT INS	600	
6/30/1999	M&L EXTERIOR	602	
2/10/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.533		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									18,655						18,700	
101	ONE FAM		1.04		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									7,280						7,300	Wetland

Total AC/HA:	3.40955	Total SF/SM:	148520	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	984,335	Spl Credit		Total:	984,400

EXTERIOR INFORMATION

Type:	10 - ECLECTIC		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	6	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	3	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	GOOD
WSFlue:		Rating:	

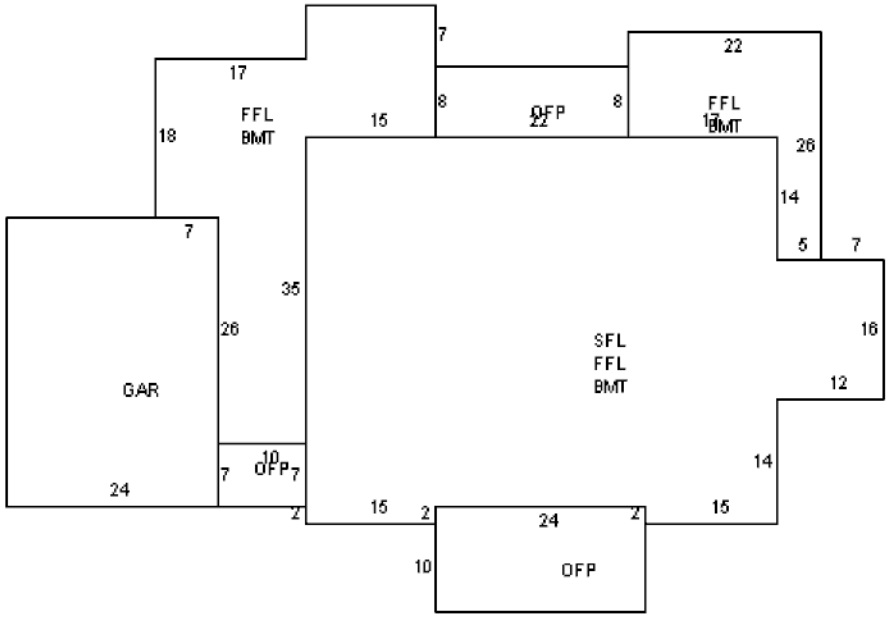
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	6	HB	1				

SKETCH



GENERAL INFORMATION

Grade:	A+ - EXCELLENT		
Year Blt:	2001	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	30	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	7.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.4	%

CALC SUMMARY

Basic $ / SQ:	111.00
Size Adj.:	0.84732360
Const Adj.:	0.99371994
Adj $ / SQ:	93.462
Other Features:	138241
Grade Factor:	2.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2341508
Depreciation:	173272
Depreciated Total:	2168236

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	2164492.217

Juris. Factor:		Before Depr:	257.02
Special Features:	0	Val/Su Net:	194.70
Final Total:	2168200	Val/Su SzAd	351.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,645	26.870	97,943
FFL	1ST FLOOR	3,645	93.460	340,670
SFL	2ND FLOOR	2,520	93.460	235,525
GAR	GARAGE	792	38.520	30,508
OFP	OPEN PORCH	534	16.050	8,571

Net Sketched Area:	11,136			Total:	713,217
Size Ad	6165	Gross Area	11136	FinArea	6712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	15x20	G	AV	2001	18.73	T	50	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800

PARCEL ID

145 7 0

IMAGE

AssessPro Patriot Properties, Inc