Map	Lot	Sublot	Building	Unit	CARD
150	2	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,566,200	/	1,566,200
USE VALUE:	1,566,200	/	1,566,200
ASSESSED:	1,566,200	/	1,566,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	EATON JEFFERSON T
Owner 2:	
Owner 3:	
Street 1:	8 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2109 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.05 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 2281 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.050	756,400		809,800	1,566,200
Total Card	1.050	756,400		809,800	1,566,200
Total Parcel	1.050	756,400		809,800	1,566,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 686.54 | /Parcel: 686.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

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

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150 2 0

!1856!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	713,900	0	1.05	786,300	1,500,200		Year End Roll	12/2/2024
2024	101	FV	684,100	0	1.05	769,800	1,453,900		Year end	11/9/2023
2023	101	FV	679,400	0	1.05	625,800	1,305,200	1,305,200	Year end	11/3/2022
2022	101	FV	601,500	0	1.05	579,600	1,181,100	1,181,100	Year End Roll	10/19/2021
2021	101	FV	581,200	0	1.05	542,100	1,123,300	1,123,300	Year End Roll	10/15/2020
2020	101	FV	576,400	0	1.05	562,200	1,138,600	1,138,600	Year End Roll	9/26/2019
2019	101	FV	563,600	0	1.05	547,500	1,111,100	1,111,100	Create Final va	6/4/2019
2018	101	FV	563,600	0	1.05	547,500	1,111,100	1,111,100	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:16:57

LAST REV

Date	Time
02/28/25	12:10:09
apro	

PAT ACCT. 1856

USER DEFINED

Prior Id # 1:	67 6 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCY KIMBALL RA	14550-486		3/1/1982		105,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2022	R-22-0168	ROOF	19,780	C				Strip & re-roof dw
3/21/2022	R-22-0048	SOLAR PA	9,337	C				Install 2 solar ho
2/15/2013	5325	SOLAR PA	11,000	C				install of roof mo
8/31/1993	334	NEW HOME	235,000	C	9/7/1995			
8/31/1993	333	TEMPORAR	5,000	C	12/16/1993			
8/2/1993	302	DEMOLITI		C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS+INSPCTD	617	D HASCHIG
6/5/1999	M&L COMPLETE	602	
6/1/1996	MEAS+INSPCTD	606	
12/16/1993	PERMIT VISIT	600	

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		36590		SQUARE FE	PRIME SITE		0	11.98	1.83	R4									802,383						802,400	
101	ONE FAM		0.21		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,350						7,400	

Total AC/HA:	1.04999	Total SF/SM:	45738	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	809,733	Spl Credit		Total:	809,800

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

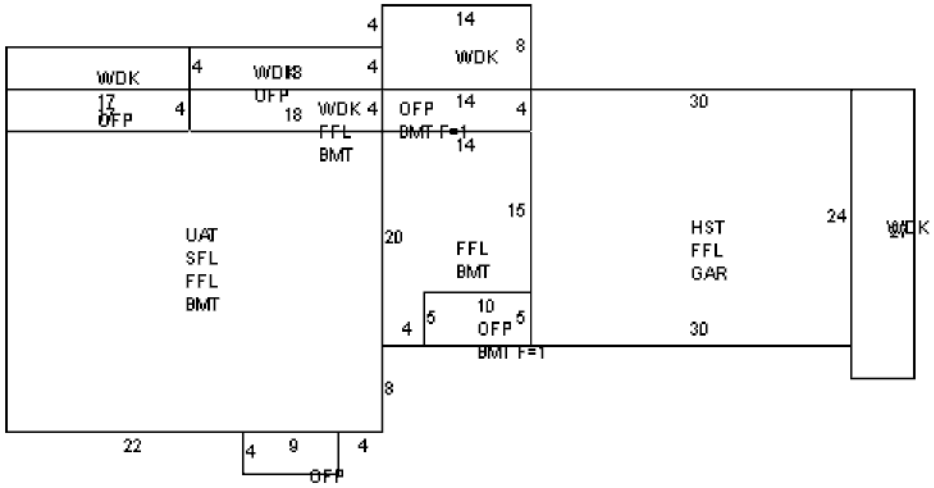
FORMERLY 84 TRAPELO RD CHANGED 8/93
GARAGE RAISED] .

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: 5		BRs: 2				Baths: 3			HB		

SKETCH



GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.92953324
Const Adj.:	1.01399994
Adj $ / SQ:	121.589
Other Features:	49500
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	884663
Depreciation:	128276
Depreciated Total:	756387

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	968410.0200

Juris. Factor:		Before Depr:	212.78
Special Features:	0	Val/Su Net:	118.84
Final Total:	756400	Val/Su SzAd	226.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,002	104.570	209,341
BMT	BASEMENT	1,388	30.400	42,191
SFL	2ND FLOOR	980	121.590	119,157
GAR	GARAGE	720	38.520	27,734
WDK	WOOD DECK	486	18.380	8,935
HST	HALF STORY	360	72.950	26,263
OFP	OPEN PORCH	282	16.050	4,526
UAT	UNF ATTIC	147	121.590	17,874
	Net Sketched Area:	6,365	Total:	456,021
Size Ad	3342	Gross Area	7558	FinArea	2281

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	UNF	35	A	
HST	100	UNF	100	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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

150 2 0

IMAGE

AssessPro Patriot Properties, Inc