

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	BARRON DANIEL
Owner 2:	BUDDE KRISTIN
Owner 3:	
Street 1:	73 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

Owner 1:	HADLEY TR - JANNA P
Owner 2:	TRUST OF JANNA P HADLEY -
Street 1:	73 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3506

NARRATIVE DESCRIPTION

This parcel contains 2.83 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1932, having primarily WOOD SHING Exterior and 2657 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 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

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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.993		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									34,755						34,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.830	69,300	400	833,200	902,900
Total Card	2.830	69,300	400	833,200	902,900
Total Parcel	2.830	69,300	400	833,200	902,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		339.82	/Parcel: 339.82

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	59,000	400	2.83	872,200	931,600		Year End Roll	12/2/2024
2024	101	FV	300,600	400	2.83	941,800	1,242,800		Year end	11/9/2023
2023	101	FV	260,800	400	2.83	769,800	1,031,000	1,031,000	Year end	11/3/2022
2022	101	FV	194,700	800	2.83	714,600	910,100	910,100	Year End Roll	10/19/2021
2021	101	FV	183,500	800	2.83	669,800	854,100	854,100	Year End Roll	10/15/2020
2020	101	FV	180,600	800	2.83	693,800	875,200	875,200	Year End Roll	9/26/2019
2019	101	FV	179,100	800	2.83	676,200	856,100	856,100	Create Final va	6/4/2019
2018	101	FV	179,100	800	2.83	676,200	856,100	856,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HADLEY TR,JANNA	81864-1		8/7/2023		900,000	No	No		
HADLEY,HENRY H	78043-179		6/18/2021	CONVENIENC	99	No	No		
MERRILL T. HUNT	11531-626		7/19/1968			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2025	MEC-25-000	MECHANIC	30,000	O				Install geo therna
1/29/2025	MEC-25-000	MANUAL	30,000	C				
1/24/2025	R-25-0019	BATH	220,000	O				Create new master
1/7/2025	R-25-0003	RENO-ADD	70,000	O				Build a 50x25 gara
8/24/2023	R-23-0209	MANUAL	3,100	C				Strengthen existin

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2023	ABATE-INSPEC	1	H M SCHEID
4/12/2017	MEAS/EXT INS	4	JG
7/15/2008	MEAS/EXT INS	25	D ERSKINE
5/22/1999	M&L COMPLETE	602	
2/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69 4 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	17:21:44

LAST REV

Date	Time
09/08/25	13:47:21

apro	1892
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Fact Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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