

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER TR NATALIE S
Owner 2:	
Owner 3:	NATALIE S MILLER TRUST OF 2010
Street 1:	107 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3506 Type:

PREVIOUS OWNER

Owner 1:	MILLER NATALIE S -
Owner 2:	-
Street 1:	107 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3506

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1952, having primarily WOOD SHING Exterior and 2927 Square Feet, with 2 Units, 3 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		65340		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									905,716						905,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.500	527,900	200	905,700	1,433,800
Total Card 1.500 527,900 200 905,700 1,433,800					
Total Parcel 1.500 527,900 200 905,700 1,433,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 489.85		/Parcel: 489.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	494,900	200	1.5	879,300	1,374,400		Year End Roll	12/2/2024
2024	101	FV	492,100	200	1.5	861,900	1,354,200		Year end	11/9/2023
2023	101	FV	428,900	200	1.5	699,300	1,128,400	1,128,400	Year end	11/3/2022
2022	101	FV	373,900	200	1.5	647,200	1,021,300	1,021,300	Year End Roll	10/19/2021
2021	101	FV	368,200	200	1.5	604,800	973,200	973,200	Year End Roll	10/15/2020
2020	101	FV	328,400	200	1.5	627,500	956,100	956,100	Year End Roll	9/26/2019
2019	101	FV	316,700	200	1.5	610,900	927,800	927,800	Create Final va	6/4/2019
2018	101	FV	316,700	200	1.5	610,900	927,800	927,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER NATALIE	55078-491		7/30/2010	FAMILY		1	No	No	
MILLER STEPHEN	41594-269		12/11/2003	CONVENIENC		1	No	No	
MILLER, NATALIE	24626-297		6/17/1994	FAMILY			No	No	
MILLER, STEPHEN	24204-417		1/26/1994	FAMILY		1	No	No	
CHRISTOPHER IRE	17508-24		10/21/1986		397,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	
5/11/1996	MEAS+INSPCTD	606	
2/22/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	70 10 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:	

