

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		STRATFORD WY, LINCOLN

OWNERSHIP

Owner 1:	PHAN LINDA THOA
Owner 2:	
Owner 3:	
Street 1:	8 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	YANG BING -
Owner 2:	PHAN LINDA THOA -
Street 1:	8 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.869 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1998, having primarily BRICK Ventr Exterior and 10244 Square Feet, with 1 Unit, 7 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.03242		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									36,135						36,100	

Total AC/HA:	2.86897	Total SF/SM:	124972	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,078,535	SpI Credit	Total:	1,078,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.869	2,127,600	19,200	1,078,500	3,225,300
Total Card	2.869	2,127,600	19,200	1,078,500	3,225,300
Total Parcel	2.869	2,127,600	19,200	1,078,500	3,225,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		314.86	/Parcel: 314.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,927,200	17900	2.869	1,048,100	2,993,200		Year End Roll	12/2/2024
2024	101	FV	1,818,700	17900	2.869	1,023,000	2,859,600		Year end	11/9/2023
2023	101	FV	1,818,700	17900	2.869	871,000	2,707,600	2,707,600	Year end	11/3/2022
2022	101	FV	1,546,500	22700	2.869	799,000	2,368,200	2,368,200	Year End Roll	10/19/2021
2021	101	FV	1,655,900	22700	2.869	991,000	2,669,600	2,669,600	Year End Roll	10/15/2020
2020	101	FV	1,650,800	22700	2.869	951,000	2,624,500	2,624,500	Year End Roll	9/26/2019
2019	101	FV	1,619,500	22700	2.869	926,200	2,568,400	2,568,400	Create Final va	6/4/2019
2018	101	FV	1,619,500	22700	2.869	926,200	2,568,400	2,568,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YANG BING	53246-267		7/22/2009	FAMILY	100	No	No		
YANG BING,	1371-134		7/22/2009	FAMILY	100	No	No		
STRATFORD REALT	27757-474		10/9/1997	CHANGE IN US	558,885	Yes	No		LC 1178-120
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2005	3273	RENOVATI	59,092	C				repair, water dama
12/16/1997	71 7 13	NEW HOME	620,700	C	7/1/1999			6/23/98 40%

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
1/26/2010	MEAS+INSPECTD	100	
6/13/2006	PERMIT VISIT	615	
2/15/2002	ABATE-INSPEC	600	
5/31/2000	MEAS/EXT INS	610	
7/1/1999	MEAS/EXT INS	600	
6/23/1998	MEAS+INSPECTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	71 7 13
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:	

Parcel ID 149 49 0

Entered Lot Size

Total Land:

Land Unit Type:

!1931!

PRINT

Date	Time
09/26/25	17:27:00

LAST REV

Date	Time
03/25/25	10:06:52

apros

1931

