



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		STRATFORD WY, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1:	HOUSMAN JACOB ANDREW	
Owner 2:	BUZNEY CATHERINE DIANE	
Owner 3:		
Street 1:	11 STRATFORD WAY	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.877	1,290,100	17,500	1,125,000	2,432,600
Total Card 1.877 1,290,100 17,500 1,125,000 2,432,600					
Total Parcel 1.877 1,290,100 17,500 1,125,000 2,432,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 320.15		/Parcel: 320.15	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/21/18
!1939!	

PREVIOUS OWNER

Owner 1:	MCCARTY - WALTER
Owner 2:	-
Street 1:	11 STRATFORD WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,218,600	16400	1.877	1,081,400	2,316,400		Year End Roll	12/2/2024
2024	101	FV	1,124,600	16400	1.877	1,001,200	2,142,200		Year end	11/9/2023
2023	101	FV	1,124,600	16400	1.877	981,200	2,122,200	2,122,200	Year end	11/3/2022
2022	101	FV	969,400	25100	1.877	922,800	1,917,300	1,917,300	Year End Roll	10/19/2021
2021	101	FV	1,015,900	25100	1.877	961,200	2,002,200	2,002,200	Year End Roll	10/15/2020
2020	101	FV	970,900	25100	1.877	921,200	1,917,200	1,917,200	Year End Roll	9/26/2019
2019	101	FV	961,500	25100	1.877	896,400	1,883,000	1,883,000	Create Final va	6/4/2019
2018	101	FV	961,500	25100	1.877	896,400	1,883,000	1,883,000	Year End Roll	9/28/2017

Parcel ID 150 19 0

Date	Time
09/26/25	17:28:04
Date	Time
06/03/25	14:43:41
apro	
1939	

USER DEFINED

Prior Id # 1:	71 7 21
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:	

NARRATIVE DESCRIPTION

This parcel contains 1.877 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1998, having primarily CLAPBOARD Exterior and 7598 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bd rms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARTY,WALTER	78836-22		10/4/2021		2,300,000	No	No		
BLUMENSTEIN,IAN	71317-397		7/16/2018		1,950,000	No	No		
STRATFORD REALT	28413-023		4/6/1998	CHANGE IN US	525,000	Yes	No		
	7957-120		9/19/1952			No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2024	P-24-0111	BATH	5,000	O				
10/4/2024	E-24-0210	MANUAL	7,000	O				
8/26/2024	R-24-0152	BATH	29,000	O			Master bath remode	
10/16/2023	R-23-0252	RENO-ADD	52,800	O			2nd floor master b	
3/13/2023	R-23-0055	WINDOWS	45,705	C			Replace 2 windows,	
11/1/2001	2384	FINISH B	35,000	C	7/6/2002			
10/2/1998	1541	POOL	25,000	C	5/31/2000		5/31/00 100%	
9/14/1998	1520	WDK	320	C	5/31/2000		addition to deck	
3/6/1998	1350	NEW HOME	600,000	C	5/31/2000		5/31/00 100%	

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2024	PERMIT VISIT	605	BOA
8/21/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
3/14/2003	ABATE-INSPEC	600	
7/6/2002	ENTRY DENIED	613	
5/31/2000	MEAS/EXT INS	610	
6/23/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

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	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		0.04038		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									1,817					1,800		

