

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	O'ROURKE TR KEVIN
Owner 2:	HILL TR AMANDA
Owner 3:	KEVIN O'ROUKE/AMANDA HILL TR
Street 1:	PO BOX 653
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	O'ROURKE - KEVIN
Owner 2:	HILL - AMANDA N
Street 1:	PO BOX 653
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1923, having primarily WOOD SHING Exterior and 3636 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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		64905		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									904,149						904,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.490	631,200		904,100	1,535,300
Total Card 1.490 631,200 904,100 1,535,300					
Total Parcel 1.490 631,200 904,100 1,535,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 422.28		/Parcel: 422.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	646,200	700	1.49	877,700	1,524,600		Year End Roll	12/2/2024
2024	101	FV	634,200	700	1.49	860,400	1,495,300		Year end	11/9/2023
2023	101	FV	630,200	700	1.49	698,100	1,329,000	1,329,000	Year end	11/3/2022
2022	101	FV	547,400	700	1.49	646,000	1,194,100	1,194,100	Year End Roll	10/19/2021
2021	101	FV	483,200	700	1.49	603,800	1,087,700	1,087,700	Year End Roll	10/15/2020
2020	101	FV	453,000	700	1.49	626,400	1,080,100	1,080,100	Year End Roll	9/26/2019
2019	101	FV	450,700	700	1.49	609,800	1,061,200	1,061,200	Create Final va	6/4/2019
2018	101	FV	450,700	700	1.49	609,800	1,061,200	1,061,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'ROURKE,KEVIN	78620-4		9/2/2021	CONVENIENC		1	No	No	
HUNTER WILLIAM	22983-276		3/15/1993		380,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2010	4510	RENOVATI	99,500	C	6/14/2011			construct master b
5/29/2008	3949	ROOF		C				strip & re-roof fr
10/14/2005	3290	W/S FLUE		C				
4/22/1998	1390	DEMOLITI	1,500	C	6/4/1998			DEM OF SHED ONLY 1
4/29/1997	1169	RENO-ADD	110,000	C	3/3/1998			60% 03/03/98 100%
12/6/1993	402	GARAGE	18,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2025	MEAS/EXT INS	6	JN
6/14/2011	PERMIT VISIT	618	G BOURGAULT
7/25/2007	MEAS+INSPCTD	617	D HASCHIG
6/4/1998	MEAS/EXT INS	602	
6/23/1997	MEAS+INSPCTD	602	
3/27/1996	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
7/11/1995	INSPECTED	600	
6/14/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	74 1 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:	

