

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CREEL IV BUCKNER M
Owner 2:	NICHOLS KATHLEEN
Owner 3:	
Street 1:	32 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2009 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .53 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1929, having primarily WOOD SHING Exterior and 3418 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		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		23086.8		SQUARE FE	PRIME SITE		0	11.98	2.73	R4									753,854						753,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.530	604,800	14,200	753,900	1,372,900
Total Card		0.530	604,800	14,200	753,900
Total Parcel		0.530	604,800	14,200	753,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		401.73	/Parcel: 401.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	571,400	13200	.53	731,800	1,316,400		Year End Roll	12/2/2024
2024	101	FV	563,000	13200	.53	717,400	1,293,600		Year end	11/9/2023
2023	101	FV	558,900	13200	.53	582,100	1,154,200	1,154,200	Year end	11/3/2022
2022	101	FV	486,500	15000	.53	538,600	1,040,100	1,040,100	Year End Roll	10/19/2021
2021	101	FV	453,800	15000	.53	503,400	972,200	972,200	Year End Roll	10/15/2020
2020	101	FV	449,700	15000	.53	522,300	987,000	987,000	Year End Roll	9/26/2019
2019	101	FV	406,600	15000	.53	508,400	930,000	930,000	Create Final va	6/4/2019
2018	101	FV	406,600	15000	.53	508,400	930,000	930,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURD KENNETH/PA	23774-241		10/15/1993		418,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2021	R-21-0217	WINDOWS	3,000	C	6/8/2022			Replace 1993 windo
7/21/2021	R-21-0169	FENCE	1,700	C				Construct a 36" ga
11/14/2016	6621	MANUAL	4,450	C				Install Vermont ca
7/15/2009	4226	MANUAL	3,500	C				replace 3 windows
3/11/1994	436	ADDITION	60,000	C	7/13/1995			
11/22/1993	398	RENOVATI	7,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS+INSPCTD	25	D ERSKINE
7/15/2006	MEAS+INSPCTD	615	
5/14/1996	MEAS+INSPCTD	606	
3/20/1996	MEAS+EXT INS	606	
7/13/1995	INSPECTED	600	
6/16/1994	FIELDREV CHG	600	
12/29/1993	PERMIT VISIT	600	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	74 11 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:	

