

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HERBERT ZACHARY T
Owner 2:	HERBERT ELISABETH W
Owner 3:	
Street 1:	28 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PARKS - ADDISON D
Owner 2:	PARKS - STACEY
Street 1:	26 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1930, having primarily WOOD SHING Exterior and 2549 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		50094		SQUARE FE	PRIME SITE		0	11.98	1.42	R4									850,919						850,900	

Total AC/HA:	1.15000	Total SF/SM:	50094	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	850,919	SpI Credit	Total:	850,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.150	498,100		850,900	1,349,000
Total Card	1.150	498,100		850,900	1,349,000
Total Parcel	1.150	498,100		850,900	1,349,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	529.23	/Parcel:	529.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	471,100	0	1.15	826,100	1,297,200		Year End Roll	12/2/2024
2024	101	FV	464,700	0	1.15	809,700	1,274,400		Year end	11/9/2023
2023	101	FV	461,500	0	1.15	657,000	1,118,500	1,118,500	Year end	11/3/2022
2022	101	FV	420,400	0	1.15	608,000	1,028,400	1,028,400	Year End Roll	10/19/2021
2021	101	FV	394,600	0	1.15	568,200	962,800	962,800	Year End Roll	10/15/2020
2020	101	FV	391,400	0	1.15	589,500	980,900	980,900	Year End Roll	9/26/2019
2019	101	FV	355,800	0	1.15	573,900	929,700	929,700	Create Final va	6/4/2019
2018	101	FV	355,800	0	1.15	573,900	929,700	929,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKS,ADDISON D	67126-73		4/21/2016	CHD>SALE	815,000	No	No		
FRASER STACEY A	37125-17		11/21/2002	CONVENIENC		1	No	No	
BALDWIN ROGER P	27779-331		10/17/1997		522,500	No	No		
WILLIAM HIGGINS	11485-67		4/19/1968		56,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2021	R-21-0172	KITCHEN	8,640	O				Kitchen renovation
5/10/2016	6426	RENOVATI	5,000	C	5/2/2017			Remodel 2 bathroom
4/28/2016	6415	ROOF	10,423	C				Strip & re-roof ba

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 12 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:	

!2006!

PRINT

Date	Time
09/26/25	17:36:48

LAST REV

Date	Time
11/17/21	15:40:44

blakeley  
2006

