

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,369,700 / 1,369,700
 USE VALUE: 1,369,700 / 1,369,700
 ASSESSED: 1,369,700 / 1,369,700



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCQUAID RICHARD F
Owner 2:	MCQUAID JANICE L
Owner 3:	
Street 1:	26 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2009 Type:

PREVIOUS OWNER

Owner 1:	MCQUAID RICHARD F -
Owner 2:	MCQUAID JANICE L -
Street 1:	26 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2009

NARRATIVE DESCRIPTION

This parcel contains .66 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1918, having primarily CLAPBOARD Exterior and 3913 Square Feet, with 1 Unit, 2 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		28750		SQUARE FE	PRIME SITE		0	11.98	2.25	R4									774,209						774,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.660	582,700	12,800	774,200	1,369,700
Total Card 0.660 582,700 12,800 774,200 1,369,700					
Total Parcel 0.660 582,700 12,800 774,200 1,369,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.04		/Parcel: 350.04	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	692,600	12000	.66	751,600	1,456,200		Year End Roll	12/2/2024
2024	101	FV	683,200	12000	.66	736,700	1,431,900		Year end	11/9/2023
2023	101	FV	678,500	12000	.66	597,800	1,288,300	1,288,300	Year end	11/3/2022
2022	101	FV	657,200	11000	.66	553,200	1,221,400	1,221,400	Year End Roll	10/19/2021
2021	101	FV	616,400	11000	.66	517,000	1,144,400	1,144,400	Year End Roll	10/15/2020
2020	101	FV	611,300	11000	.66	536,400	1,158,700	1,158,700	Year End Roll	9/26/2019
2019	101	FV	545,900	11000	.66	522,200	1,079,100	1,079,100	Create Final va	6/4/2019
2018	101	FV	545,900	11000	.66	522,200	1,079,100	1,079,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCQUAID RICHARD	57031-218		6/23/2011	FAMILY		1	No	No	
SAVAGE, WILLIAM	26393-321		6/11/1996		458,000	No	No		
ORRIN T. SAVAGE	15311-395		11/10/1983	FAMILY	149,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2013	5438	FENCE		C				install fence per
5/24/2011	4738	TEMPORAR		C				tent 5/27 to 5/31
11/21/2007	3820	ADDITION	320,000	C	5/26/2009			2 story at rear &
9/20/1995	817-95	MANUAL	23,000	C	6/17/1996			BATHRM
8/9/1995	788-95	RENO-GAR		C	3/28/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
9/20/2018	INFO AT DOOR	622	K Cuoco
5/26/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	MEAS+INSPCTD	100	
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.66001 Total SF/SM: 28750 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 774,209 Spl Credit Total: 774,200

