

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		UPLAND FIELD RD, LINCOLN

OWNERSHIP

Owner 1:	MCCARTHY PAUL J
Owner 2:	MCCARTHY WLADYSLAWA J
Owner 3:	
Street 1:	9 UPLAND FIELD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3303 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.287 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1937, having primarily WOOD SHING Exterior and 3250 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdms.

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.45045		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									15,766						15,800	

Total AC/HA:	2.28700	Total SF/SM:	99622	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	974,166	SpI Credit	Total:	974,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.287	461,000	7,500	974,200	1,442,700
Total Card	2.287	461,000	7,500	974,200	1,442,700
Total Parcel	2.287	461,000	7,500	974,200	1,442,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		443.98	/Parcel: 443.98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	435,900	7000	2.287	946,200	1,389,100		Year End Roll	12/2/2024
2024	101	FV	429,700	7000	2.287	925,500	1,362,200		Year end	11/9/2023
2023	101	FV	426,600	7000	2.287	753,500	1,187,100	1,187,100	Year end	11/3/2022
2022	101	FV	372,600	7000	2.287	698,300	1,077,900	1,077,900	Year End Roll	10/19/2021
2021	101	FV	365,800	7000	2.287	653,500	1,026,300	1,026,300	Year End Roll	10/15/2020
2020	101	FV	362,600	7000	2.287	677,500	1,047,100	1,047,100	Year End Roll	9/26/2019
2019	101	FV	340,700	7000	2.287	659,900	1,007,600	1,007,600	Create Final va	6/4/2019
2018	101	FV	340,700	7000	2.287	659,900	1,007,600	1,007,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIMOTHY DREISBA	15430-412		2/2/1984		310,000	No	No		

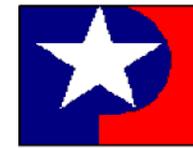
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/1997	1238	RENOVATI	7,000	C	7/1/1999			
2/14/1997	1132-97	ROOF	19,200	C	6/5/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	MEAS+INSPCTD	622	K Cuoco
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/6/1999	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
3/29/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 20 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:	

!2016!

PRINT

Date	Time
09/26/25	17:38:04

LAST REV

Date	Time
04/06/18	10:23:02

apro
2016

