

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		PEIRCE HILL RD, LINCOLN

OWNERSHIP

Owner 1:	STEINBROOK TR ROBERT L
Owner 2:	THOMPSON TR CHRISTINE M
Owner 3:	STEINBROOK THOMPSON FAM TRUS
Street 1:	8 PEIRCE HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3202 Type:

PREVIOUS OWNER

Owner 1:	STEINBROOK - ROBERT L
Owner 2:	THOMPSON - CHRISTINE M
Street 1:	8 PEIRCE HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3202

NARRATIVE DESCRIPTION

This parcel contains 1.41 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1994, having primarily WOOD SHING Exterior and 2720 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	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		61420		SQUARE FE	PRIME SITE		0	9.98	1.21	R3									742,774						742,800	

Total AC/HA:	1.41001	Total SF/SM:	61420	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	742,774	SpI Credit	Total:	742,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.410	748,200	400	742,800	1,491,400
Total Card 1.410 748,200 400 742,800 1,491,400					
Total Parcel 1.410 748,200 400 742,800 1,491,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		548.37	/Parcel: 548.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	657,200	400	1.41	721,200	1,378,800		Year End Roll	12/2/2024
2024	101	FV	644,700	400	1.41	707,100	1,352,200		Year end	11/9/2023
2023	101	FV	640,600	400	1.41	651,200	1,292,200	1,292,200	Year end	11/3/2022
2022	101	FV	560,600	500	1.41	588,700	1,149,800	1,149,800	Year End Roll	10/19/2021
2021	101	FV	510,900	500	1.41	521,000	1,032,400	1,032,400	Year End Roll	10/15/2020
2020	101	FV	477,700	500	1.41	521,000	999,200	999,200	Year End Roll	9/26/2019
2019	101	FV	464,800	500	1.41	504,600	969,900	969,900	Create Final va	6/4/2019
2018	101	FV	464,800	500	1.41	504,600	969,900	969,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEINBROOK,ROBE	69988-21		9/27/2017	CONVENIENC		1	No	No	
BROADBENT E + M	25586-465		8/22/1995		625,000		No	No	
MACRAE, SUSAN L	25586-462		8/22/1995	CONVENIENC			No	No	
BROADBENT, ERIC	25396-439		6/8/1995	CONVENIENC			No	No	ALSO LOTS 74-28-2+3
MINA D. MURPHY	16255-559		6/28/1985		255,000		No	No	

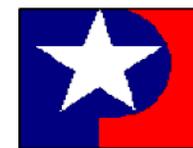
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2007	3702	RENOVATI	200,000	C	5/27/2008			reno kit,new deck;

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
5/27/2008	PERMIT VISIT	100	
12/9/2004	ENTRY DENIED	615	
12/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 29 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:	

!2033!

PRINT

Date	Time
09/26/25	17:39:59

LAST REV

Date	Time
10/13/17	15:41:27

blakeley
2033

PAT ACCT.

