

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EDSALL STEPHEN
Owner 2:	OWEN JANICE M
Owner 3:	
Street 1:	67 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OCONNOR - JOHN
Owner 2:	PETERSEN - PATRICE A
Street 1:	67 LINCOLN ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.097 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1956, having primarily CLAPBOARD Exterior and 3580 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bd rms.

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		0.26		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,820						1,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.097	673,700		960,200	1,633,900
Total Card 2.097 673,700 960,200 1,633,900					
Total Parcel 2.097 673,700 960,200 1,633,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 456.40		/Parcel: 456.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	638,300	0	2.097	932,200	1,570,500		Year End Roll	12/2/2024
2024	101	FV	629,800	0	2.097	913,600	1,543,400		Year end	11/9/2023
2023	101	FV	625,600	0	2.097	741,600	1,367,200	1,367,200	Year end	11/3/2022
2022	101	FV	464,000	0	2.097	686,400	1,150,400	1,150,400	Year End Roll	10/19/2021
2021	101	FV	420,800	0	2.097	641,600	1,062,400	1,062,400	Year End Roll	10/15/2020
2020	101	FV	417,400	0	2.097	665,600	1,083,000	1,083,000	Year End Roll	9/26/2019
2019	101	FV	388,500	0	2.097	648,000	1,036,500	1,036,500	Create Final va	6/4/2019
2018	101	FV	388,500	0	2.097	648,000	1,036,500	1,036,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR,JOHN	78265-347		7/16/2021		1,500,000	No	No		
OCONNOR,JOHN	24803-056		8/27/1994	CONVENIENC		1	No	No	
JOHN + MAUD OCO	5450-313		2/17/1984	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2024	R-24-0191	ROOF	10,800	C				Install new roof s
5/24/2016	6445	RENOVATI	7,500	C	3/2/2017			Bathroom remodel
6/6/1995	739-95	MANUAL	10,000	C	5/7/1996			DECK
3/7/1995	675-95	MANUAL	34,000	C	8/23/1995			KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
4/27/2017	MEAS/EXT INS	4	JG
7/25/2007	MEAS/EXT INS	617	D HASCHIG
5/7/1996	MEAS+INSPCTD	606	
3/27/1996	MEAS/EXT INS	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 30 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:	

