

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILCOX THOMAS MASON
Owner 2:	WILCOX HAYLEY MCHUGH
Owner 3:	
Street 1:	38 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS - MATTHEW
Owner 2:	BARSAM-CUMMINGS - JULIE R
Street 1:	38 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1865, having primarily CLAPBOARD Exterior and 2951 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 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		40946.4		SQUARE FE	PRIME SITE		0	11.98	1.67	R4									818,041						818,000	

Total AC/HA:	0.94000	Total SF/SM:	40946	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	818,041	SpI Credit	Total:	818,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	733,600	19,700	818,000	1,571,300
Total Card	0.940	733,600	19,700	818,000	1,571,300
Total Parcel	0.940	733,600	19,700	818,000	1,571,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		532.46	/Parcel: 532.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	691,800	18400	.94	794,100	1,504,300		Year End Roll	12/2/2024
2024	101	FV	615,900	18400	.94	778,400	1,412,700		Year end	11/9/2023
2023	101	FV	520,100	18400	.94	631,600	1,170,100	1,170,100	Year end	11/3/2022
2022	101	FV	445,300	18400	.94	584,500	1,048,200	1,048,200	Year End Roll	10/19/2021
2021	101	FV	671,800	18400	.94	546,300	1,236,500	1,236,500	Year End Roll	10/15/2020
2020	101	FV	715,000	18400	.94	566,800	1,300,200	1,300,200	Year End Roll	9/26/2019
2019	101	FV	714,000	18400	.94	551,700	1,284,100	1,284,100	Create Final va	6/4/2019
2018	101	FV	714,000	18400	.94	551,700	1,284,100	1,284,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS,MATTHE	81399-44		4/5/2023		1,623,000	No	No		
FERRIS,JONATHAN	76216-431		11/20/2020		1,100,000	No	No		
MARTIN III,CHAR	63683-557		5/30/2014		1,250,000	No	No		
FROST RAINER L,	57761-146		10/31/2011		1,200,000	No	No		
MARGERY P. COLL	18699-297		11/18/1987		485,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2021	W-21-0008	WOOD STO	6,144	C	1/11/2022			Install new wood b
8/19/2009	4244	ROOF		C				strip & re-roof
12/22/1992	185	RENOVATI	20,000	C	2/4/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	SALES INSP	618	G BOURGAULT
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	
2/4/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7480
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:	

PRINT

Date	Time
09/26/25	17:41:13

LAST REV

Date	Time
09/04/24	06:24:38

apro 2043

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

