

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MACKINTOSH LN, LINCOLN

OWNERSHIP

Owner 1:	COVINO JR TR NICHOLAS
Owner 2:	
Owner 3:	NICHOLAS COVINO JR 2006 REV TR
Street 1:	15 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3203 Type:

PREVIOUS OWNER

Owner 1:	COVINO JR - NICHOLAS
Owner 2:	-
Street 1:	15 MACKINTOSH LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3203

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1860, having primarily CLAPBOARD Exterior and 3663 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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		58371		SQUARE FE	PRIME SITE		0	11.98	1.26	R4									880,665						880,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	839,400	200	880,700	1,720,300
Total Card 1.340 839,400 200 880,700 1,720,300					
Total Parcel 1.340 839,400 200 880,700 1,720,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 469.66		/Parcel: 469.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	774,600	200	1.34	854,900	1,629,700		Year End Roll	12/2/2024
2024	101	FV	766,300	200	1.34	838,000	1,604,500		Year end	11/9/2023
2023	101	FV	667,100	200	1.34	680,000	1,347,300	1,347,300	Year end	11/3/2022
2022	101	FV	561,100	200	1.34	629,300	1,190,600	1,190,600	Year End Roll	10/19/2021
2021	101	FV	520,600	200	1.34	588,100	1,108,900	1,108,900	Year End Roll	10/15/2020
2020	101	FV	512,500	200	1.34	610,100	1,122,800	1,122,800	Year End Roll	9/26/2019
2019	101	FV	486,200	200	1.34	594,000	1,080,400	1,080,400	Create Final va	6/4/2019
2018	101	FV	486,200	200	1.34	594,000	1,080,400	1,080,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COVINO JR,NICHO	69762-139		8/11/2017	FAMILY		1	No	No	
ROGERS CHRISTOP	41048-363		9/29/2003		985,000	No	No		
STRATTON, NANCY	25558-2		8/10/1995		510,000	No	No		
JOHN H. NEELY	20355-289		2/1/1990		469,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2011	4774	MANUAL	5,371	C				air sealing & insu
2/22/2011	4650	ROOF		C				strip & re-roof dw
1/16/1998	1335	ADDITION	150,000	C	6/9/1998			6/9/98 100%
1/16/1998	1334	DEMOLITI		C				
6/19/1997	1212	RENOVATI	150,000	C	3/3/1998			THIS PERMIT IN ADD
10/7/1993	361	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	615	
6/9/1998	MEAS+INSPCTD	602	
3/3/1998	MEAS+INSPCTD	602	
3/29/1996	MEAS+INSPCTD	606	
12/14/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	75 3 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:	

