

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAFER JASON P
Owner 2:	HAFER DEBORAH A
Owner 3:	
Street 1:	104 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3800 Type:

PREVIOUS OWNER

Owner 1:	UGARTE - JUAN PABLO
Owner 2:	SILVA-SANCHEZ - LISETTE
Street 1:	104 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3800

NARRATIVE DESCRIPTION

This parcel contains 1.887 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1910, having primarily BRICK Exterior and 2667 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									350						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.887	400,800	5,300	798,800	1,204,900
Total Card	1.887	400,800	5,300	798,800	1,204,900
Total Parcel	1.887	400,800	5,300	798,800	1,204,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		451.85	/Parcel: 451.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	380,300	5000	1.887	775,600	1,160,900		Year End Roll	12/2/2024
2024	101	FV	375,200	5000	1.887	760,300	1,140,500		Year end	11/9/2023
2023	101	FV	372,700	5000	1.887	700,300	1,078,000	1,078,000	Year end	11/3/2022
2022	101	FV	430,600	5000	1.887	633,100	1,068,700	1,068,700	Year End Roll	10/19/2021
2021	101	FV	390,400	5000	1.887	560,300	955,700	955,700	Year End Roll	10/15/2020
2020	101	FV	387,200	5000	1.887	560,300	952,500	952,500	Year End Roll	9/26/2019
2019	101	FV	360,300	5000	1.887	542,700	908,000	908,000	Create Final va	6/4/2019
2018	101	FV	347,400	5000	1.887	542,700	895,100	895,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UGARTE, JUAN PAB	82252-554		11/28/2023		1,255,000	No	No		
BLOOD TR, DIANA	79284-560		12/6/2021		1,050,000	No	No		
BLOOD, DIANA BAR	71112-227		6/5/2018	CONVENIENC	99	No	No		
BLOOD BERNARD E	49975-447		8/21/2007	FAMILY	1	No	No		
KANO, CYRUS + D	21419-600		9/17/1991		260,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2023	R-23-0245	ROOF	14,420	C				Strip & re-roof
6/20/2023	R-23-0144	INSULATI	3,175	C				Insulate attic flo
5/30/2023	R-23-0133	WINDOWS	71,230	C				Replace 18 sets of
10/1/2012	5176	FENCE	4,425	C				install a fence fo
6/28/2002	2525	ADDITION	128,000	C	6/21/2003			goes with permit #
6/10/2002	2508	ADDITION	128,000	C	6/21/2003			2 story foundation
6/3/1993	255	RENOVATI	8,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
4/13/2018	MEAS+INSPCTD	622	K Cuoco
11/21/2008	MEAS+INSPCTD	25	D ERSKINE
6/21/2003	MEAS+EXT INS	615	
5/21/1996	MEAS+INSPCTD	606	
12/17/1993	PERMIT VISIT	600	
1/27/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	84 12 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:	

