

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STAMOS CHRISTOPHER W
Owner 2:	STAMOS CARRIE L
Owner 3:	
Street 1:	123 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STAMOS - CHRISTOPHER W
Owner 2:	STAMOS - CARRIE L
Street 1:	123 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.007 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1939, having primarily BRICK Ventr Exterior and 3549 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,190						1,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.007	889,300	29,000	959,600	1,877,900
Total Card 2.007 889,300 29,000 959,600 1,877,900					
Total Parcel 2.007 889,300 29,000 959,600 1,877,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 529.13		/Parcel: 529.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	841,200	27100	2.007	931,600	1,799,900		Year End Roll	12/2/2024
2024	101	FV	805,700	27100	2.007	913,000	1,745,800		Year end	11/9/2023
2023	101	FV	800,000	27100	2.007	741,000	1,568,100	1,568,100	Year end	11/3/2022
2022	101	FV	715,300	33800	2.007	685,800	1,434,900	1,434,900	Year End Roll	10/19/2021
2021	101	FV	689,100	33800	2.007	641,000	1,363,900	1,363,900	Year End Roll	10/15/2020
2020	101	FV	683,200	33800	2.007	665,000	1,382,000	1,382,000	Year End Roll	9/26/2019
2019	101	FV	666,300	33800	2.007	647,400	1,347,500	1,347,500	Create Final va	6/4/2019
2018	101	FV	666,300	33800	2.007	647,400	1,347,500	1,347,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAMOS,CHRISTOP	70895-286		4/20/2018	CONVENIENC		1	No	No	
HARRIS L MARJOR	47280-506		4/11/2006		1,185,000	No	No		
THE CARROLL SCH	45222-265		5/20/2005	INVOLV CHARI	1,160,000	No	No		
REDPATH INVESTM	33526-6		8/27/2001		970,000	No	No		
REDPATH NANCY S	29602-162		12/23/1998	CONVENIENC		1	No	No	
REDPATH NANCY S	29602-160		12/23/1998	CONVENIENC		1	No	No	
COWPERTHWAITTE J	22873-276		1/29/1993	CHD>SALE	444,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2015	6203	RENO-ADD	40,000	C	4/28/2016			Construct portico
1/9/2014	5626	MANUAL	400	C				sheet metal work t
9/3/2013	5538	RENOVATI	5,000	C				sheet metal work t
8/28/2013	5533	MANUAL	20,300	C				replace attic insu
8/15/2013	5513	WOOD STO		C				install a wood sto
5/22/2013	5421	RENO-ADD	371,201	C	5/13/2014			add 2nd floor bed,
9/8/2008	4038	MANUAL		C				wood stove
4/1/2008	3905	BARN	86,818	C	6/24/2009			24 x 24 barn
2/26/1993	203	RENOVATI	26,700	C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	PERMIT VISIT	618	G BOURGAULT
12/18/2014	MEAS+INSPCTD	618	G BOURGAULT
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
6/23/2006	MEAS/EXT INS	615	
5/17/1996	MEAS+INSPCTD	606	
7/11/1995	MEAS/EXT INS	600	
6/16/1994	FIELDREV CHG	600	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	84 4 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:	

