

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,967,400 / 1,967,400  
 USE VALUE: 1,967,400 / 1,967,400  
 ASSESSED: 1,967,400 / 1,967,400



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOHNSON RICHARD
Owner 2:	JOHNSON DONNA
Owner 3:	
Street 1:	8 MACKINTOSH LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3204 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.85 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1980, having primarily WOOD Exterior and 3790 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									455						500	
101	ONE FAM		1		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									7,000						7,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.850	1,001,000	500	965,900	1,967,400
Total Card 2.850 1,001,000 500 965,900 1,967,400					
Total Parcel 2.850 1,001,000 500 965,900 1,967,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 519.14		/Parcel: 519.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	942,000	400	2.85	937,900	1,880,300		Year End Roll	12/2/2024
2024	101	FV	957,300	400	2.85	918,400	1,876,100		Year end	11/9/2023
2023	101	FV	748,700	400	2.85	746,400	1,495,500	1,495,500	Year end	11/3/2022
2022	101	FV	639,600	600	2.85	691,200	1,331,400	1,331,400	Year End Roll	10/19/2021
2021	101	FV	569,400	600	2.85	646,400	1,216,400	1,216,400	Year End Roll	10/15/2020
2020	101	FV	521,200	600	2.85	670,400	1,192,200	1,192,200	Year End Roll	9/26/2019
2019	101	FV	477,000	600	2.85	652,800	1,130,400	1,130,400	Create Final va	6/4/2019
2018	101	FV	477,000	600	2.85	652,800	1,130,400	1,130,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDERICK WANG	16437-387		9/17/1985		545,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2013	5296	WDK	15,000	C				replace decking on
9/19/1994	571-94	RENO-ADD	42,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	ABATE-INSPEC	621	N Cramer
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
4/2/1996	MEAS/EXT INS	606	
2/26/1996	ABATE-INSPEC	600	
8/25/1995	PERMIT VISIT	606	
4/28/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

