

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THORNE DUNE DELAFIELD
Owner 2:	MCGAGHREN NEVILLE G
Owner 3:	
Street 1:	105 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STAAB DAVID L -
Owner 2:	STAAB KATHLEEN A -
Street 1:	105 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3805

NARRATIVE DESCRIPTION

This parcel contains 2.207 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily WOOD SHING Exterior and 6412 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 10 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	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		0.37		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,590						2,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.207	2,620,700	14,800	961,000	3,596,500
Total Card 2.207 2,620,700 14,800 961,000 3,596,500					
Total Parcel 2.207 2,620,700 14,800 961,000 3,596,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 560.92		/Parcel: 560.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,187,900	13900	2.207	933,000	3,134,800		Year End Roll	12/2/2024
2024	101	FV	2,076,700	13900	2.207	914,200	3,004,800		Year end	11/9/2023
2023	101	FV	1,793,600	13900	2.207	742,200	2,549,700	2,549,700	Year end	11/3/2022
2022	101	FV	1,494,800	6800	2.207	687,000	2,188,600	2,188,600	Year End Roll	10/19/2021
2021	101	FV	1,379,000	6800	2.207	642,200	2,028,000	2,028,000	Year End Roll	10/15/2020
2020	101	FV	1,497,100	6800	2.207	666,200	2,170,100	2,170,100	Year End Roll	9/26/2019
2019	101	FV	1,568,300	6800	2.207	648,600	2,223,700	2,223,700	Create Final va	6/4/2019
2018	101	FV	1,568,300	6800	2.207	648,600	2,223,700	2,223,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAAB DAVID L,	49502-305		5/25/2007		2,010,000	No	No		
PATALANO, VINCE	24793-336		8/19/1994		1,100,000	No	No		
COUNTRYSIDE CON	16866-330		3/27/1986		890,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2019	R-19-0028	HOT TUB	24,427	C				Pour a 4" concrete
7/14/2010	4516	RENOVATI	95,400	C	7/5/2011			in-fill walls to m
12/14/2009	4352	FINISH B	15,000	C	7/20/2010			reno existing bmt
4/10/2008	3915	ROOF		C				Strip & Re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
7/5/2011	MEAS+INSPCTD	25	D ERSKINE
7/20/2010	MEAS+INSPCTD	25	D ERSKINE
6/23/2006	MEAS/EXT INS	615	
5/11/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 84 6 6

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 17:54:15
LAST REV
Date Time
02/01/25 14:54:28
apro
2126

Parcel ID 162 48 0

Entered Lot Size
Total Land:
Land Unit Type:

Legal Description
User Acct
GIS Ref
GIS Ref
Insp Date
01/29/25

