

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MANSFIELD FREDRICK L
Owner 2:	MANSFIELD M JOAN F
Owner 3:	
Street 1:	12 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 1.09 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1948, having primarily WOOD Exterior and 4179 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 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 R4	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		47480		SQUARE FE	PRIME SITE		0	11.98	1.48	R4									841,521						841,500	

Total AC/HA:	1.08999	Total SF/SM:	47480	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	841,521	SpI Credit	Total:	841,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.090	677,200	2,000	841,500	1,520,700
Total Card	1.090	677,200	2,000	841,500	1,520,700
Total Parcel	1.090	677,200	2,000	841,500	1,520,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		363.88	/Parcel: 363.88

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	622,100	1800	1.09	816,900	1,440,800		Year End Roll	12/2/2024
2024	101	FV	614,900	1800	1.09	800,800	1,417,500		Year end	11/9/2023
2023	101	FV	528,900	1800	1.09	649,800	1,180,500	1,180,500	Year end	11/3/2022
2022	101	FV	467,900	2800	1.09	601,300	1,072,000	1,072,000	Year End Roll	10/19/2021
2021	101	FV	452,000	2800	1.09	562,000	1,016,800	1,016,800	Year End Roll	10/15/2020
2020	101	FV	444,200	2800	1.09	583,000	1,030,000	1,030,000	Year End Roll	9/26/2019
2019	101	FV	436,700	2800	1.09	567,600	1,007,100	1,007,100	Create Final va	6/4/2019
2018	101	FV	436,700	2800	1.09	567,600	1,007,100	1,007,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARD S. MANS	21266-235		7/2/1991	FAMILY	265,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2024	R-24-0054	WINDOWS	25,835	C				Replace 5 windows
8/26/2013	5525	WOOD STO		C				install a wood sto
6/1/2005	3197	GARAGE	50,000	C				
1/2/2001	2151	RENOVATI	14,000	C	5/19/2001			bathroom
5/1/1996	939-96	MANUAL	5,500	C	6/5/1997			MUDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2025	MEAS/EXT INS	6	JN
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS/EXT INS	615	
9/22/2001	M&L COMPLETE	615	
5/19/2001	MEAS+INSPCTD	614	
6/5/1997	MEAS+INSPCTD	602	
3/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	84 7 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:	

PRINT
 Date Time
 09/26/25 17:54:30
 LAST REV
 Date Time
 03/07/25 11:18:56
 apro
 2128

Parcel ID 153 4 0

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