

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EDMONSTON CHRISTINE R
Owner 2:	COBB PAULA K
Owner 3:	
Street 1:	83 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COOLIDGE - HENRY P
Owner 2:	COOLIDGE - ALICE C
Street 1:	83 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3208

NARRATIVE DESCRIPTION

This parcel contains 4.4 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1853, having primarily STONE Exterior and 4567 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 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		2.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									89,705						89,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.400	1,375,500	24,000	1,048,100	2,447,600
Total Card 4.400 1,375,500 24,000 1,048,100 2,447,600					
Total Parcel 4.400 1,375,500 24,000 1,048,100 2,447,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 535.93		/Parcel: 535.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,327,500	22400	4.4	1,020,100	2,370,000		Year End Roll	12/2/2024
2024	101	FV	1,271,800	22400	4.4	988,900	2,283,100		Year end	11/9/2023
2023	101	FV	1,069,200	22400	4.4	816,900	1,908,500	1,908,500	Year end	11/3/2022
2022	101	FV	920,100	22400	4.4	761,700	1,704,200	1,704,200	Year End Roll	10/19/2021
2021	101	FV	1,007,300	22400	4.4	716,900	1,746,600	1,746,600	Year End Roll	10/15/2020
2020	101	FV	1,072,500	22400	4.4	740,900	1,835,800	1,835,800	Year End Roll	9/26/2019
2019	101	FV	1,070,400	22400	4.4	723,300	1,816,100	1,816,100	Create Final va	6/4/2019
2018	101	FV	1,070,400	22400	4.4	723,300	1,816,100	1,816,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOLIDGE,HENRY	63012-469		12/3/2013		1,900,000	No	No		
	8153-245		10/19/1953		31,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2023	R-23-0075	BATH	36,750	C				Remodel existing b
9/7/2016	6549	MANUAL	25,000	C				Sheet metal work f
4/5/2016	6381	DEMOLITI	100	C				Demolish shed
3/31/2016	6378	RENO-ADD	800,000	O				Add a garage, exer
8/27/2014	5874	MANUAL	1,500	C				
5/29/2014	5763	RENOVATI	120,000	C	12/16/2014			Remodel laundry ro
1/29/2013	5313	ROOF	7,000	C				strip & re-roof up
11/7/2012	5226	WINDOWS	15,300	C				replace 12 win in
3/5/1996	910-96	HANDIBAT	18,000	C	6/14/1996			
3/4/1996	904-96	ROOF	60,000	C	6/14/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
5/13/2015	PERMIT VISIT	619	DH
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
5/9/1996	MEAS+INSPCTD	606	
4/2/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	84 8 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:	

