162	2	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,263,200	/	1,263,200
USE VALUE:	1,263,200	/	1,263,200
ASSESSED:	1,263,200	/	1,263,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DEFILIPPO JOHN P		
Owner 2:			
Owner 3:			
Street 1:	94 LINCOLN RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3800	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1930, having primarily WOOD SHING Exterior and 3678 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	579,100		684,100	1,263,200
Total Card	0.960	579,100		684,100	1,263,200
Total Parcel	0.960	579,100		684,100	1,263,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.48 | /Parcel: 343.48

Legal Description

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

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 162 2 0

!2130!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	505,800	0	.96	664,200	1,170,000		Year End Roll	12/2/2024
2024	101	FV	502,300	0	.96	651,200	1,153,500		Year end	11/9/2023
2023	101	FV	498,800	0	.96	599,800	1,098,600	1,098,600	Year end	11/3/2022
2022	101	FV	428,400	0	.96	542,200	970,600	970,600	Year End Roll	10/19/2021
2021	101	FV	407,500	0	.96	479,800	887,300	887,300	Year End Roll	10/15/2020
2020	101	FV	379,300	0	.96	479,800	859,100	859,100	Year End Roll	9/26/2019
2019	101	FV	383,300	0	.96	464,700	848,000	848,000	Create Final va	6/4/2019
2018	101	FV	383,300	0	.96	464,700	848,000	848,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:54:47

LAST REV

Date	Time
02/05/25	11:48:24
apro	

PAT ACCT. 2130

USER DEFINED

Prior Id # 1:	84 9 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TETREAULT CLAIR	23130-92		4/29/1993		365,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2010	4618	RENOVATI	3,000	C				remove a sink & to
6/9/2006	3457	RENO-ADD	30,000	C	6/8/2007			Remodel entran; st
4/4/2004	2879	RENOVATI	30,000	C	5/28/2005			fm rm gas fp, enl
10/4/1996	1060-96	RENO-ADD	20,000	C	6/23/1997			
6/26/1996	989-96	WDK		C	6/23/1997			
4/6/1995	685-95	ROOF		C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
5/28/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS+INSPCTD	615	
11/5/2002	M&L COMPLETE	615	
6/23/1997	MEAS+INSPCTD	602	
3/28/1996	MEAS+INSPCTD	606	
7/11/1995	ENTRY DENIED	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817.6		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,082						684,100	

Total AC/HA:	0.96000	Total SF/SM:	41818	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	684,082	Spl Credit		Total:	684,100

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.91657412
Const Adj.:	1.00979996
Adj $ / SQ:	138.833
Other Features:	62500
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766967
Depreciation:	187907
Depreciated Total:	579060

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10	BRs: 4	Baths: 3	HB								

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

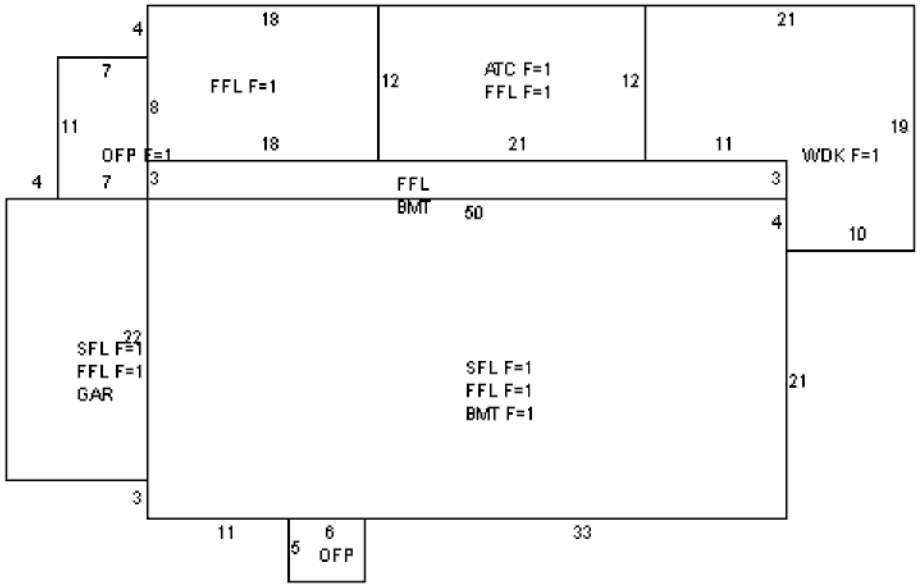
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 727056.9721

Juris. Factor:		Before Depr:	166.60
Special Features:	0	Val/Su Net:	100.73
Final Total:	579100	Val/Su SzAd	160.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,110	138.830	292,939
SFL	2ND FLOOR	1,492	138.830	207,140
BMT	BASEMENT	1,400	34.710	48,592
WDK	WOOD DECK	322	19.980	6,434
GAR	GARAGE	242	38.520	9,322
OFP	OPEN PORCH	107	16.050	1,717
ATC	ATTIC	76	138.830	10,496
Net Sketched Area:		5,749	Total:	576,640
Size Ad	3602	Gross Area	5925	FinArea 3678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

162 2 0

IMAGE

AssessPro Patriot Properties, Inc