

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 3,063,600 / 3,063,600  
 USE VALUE: 3,063,600 / 3,063,600  
 ASSESSED: 3,063,600 / 3,063,600



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAU DAVID
Owner 2:	YEH HEIDI
Owner 3:	
Street 1:	88 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	YAMRON JOSEPH -
Owner 2:	YAMRON JOAN K -
Street 1:	88 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3207

NARRATIVE DESCRIPTION

This parcel contains 4.1 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2008, having primarily CLAPBOARD Exterior and 5793 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 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		2.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									79,205						79,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.100	2,013,100	12,900	1,037,600	3,063,600
Total Card	4.100	2,013,100	12,900	1,037,600	3,063,600
Total Parcel	4.100	2,013,100	12,900	1,037,600	3,063,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 528.88		/Parcel: 528.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,700,900	12100	4.1	1,009,600	2,722,600		Year End Roll	12/2/2024
2024	101	FV	1,558,200	12100	4.1	979,900	2,550,200		Year end	11/9/2023
2023	101	FV	1,558,200	12100	4.1	807,900	2,378,200	2,378,200	Year end	11/3/2022
2022	101	FV	1,383,700	17100	4.1	752,700	2,153,500	2,153,500	Year End Roll	10/19/2021
2021	101	FV	1,491,100	17100	4.1	707,900	2,216,100	2,216,100	Year End Roll	10/15/2020
2020	101	FV	1,551,500	17100	4.1	731,900	2,300,500	2,300,500	Year End Roll	9/26/2019
2019	101	FV	1,640,600	17100	4.1	714,300	2,372,000	2,372,000	Create Final va	6/4/2019
2018	101	FV	1,640,600	17100	4.1	714,300	2,372,000	2,372,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YAMRON JOSEPH,	49189-581		3/28/2007	CHD>SALE	1,185,000	No	No		
SPENCER, HENRY	16139-542		5/2/1985		425,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2014	5625	FINISH B	30,000	C	5/13/2014			remodel bmt recrea
1/17/2013	5302	SOLAR PA	57,488	C				install roof mount
3/28/2008	3903	POOL		C				const indoor/ingro
12/17/2007	3844	NEW HOME	1,615,174	C	4/29/2009			
11/19/2007	3817	DEMOLITI		C				
10/23/2001	2378	ROOF		C				part of roof

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
5/13/2014	MEAS/EXT INS	25	D ERSKINE
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/20/2008	PERMIT VISIT	100	
7/25/2007	MEAS/EXT INS	617	D HASCHIG
3/27/1996	MEAS+INSPCTD	606	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.09955 Total SF/SM: 178576 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 1,037,605 Spl Credit Total: 1,037,600

