167	6	0			1 of 3	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,099,300	/	2,379,800
USE VALUE:	2,099,300	/	2,379,800
ASSESSED:	2,099,300	/	2,379,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		OLD COUNTY RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	GRUBER JOSEPH
Owner 2:	GRUBER LISA K
Owner 3:	
Street 1:	160 OLD COUNTY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4604 Type:

PREVIOUS OWNER

Owner 1:	HIRTLE - PETER B
Owner 2:	THOMAS - SARAH E
Street 1:	160 OLD COUNTY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4604

NARRATIVE DESCRIPTION

This parcel contains 5.953 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1935, having primarily CLAPBOARD Exterior and 4488 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 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	5.953	957,500	14,700	1,127,100	2,099,300
Total Card	5.953	957,500	14,700	1,127,100	2,099,300
Total Parcel	5.953	1,238,000	14,700	1,127,100	2,379,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.78 | /Parcel: 426.35

Legal Description

6/07 Excess land does not perc - no secondary building lots possible./ 9/2014 See plan 2013-657 Lot "C"

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/07/13

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167 6 0

!2249!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,157,200	13700	5.953	1,096,700	2,267,600		Year End Roll	12/2/2024
2024	101	FV	971,300	13700	5.953	1,064,500	2,049,500		Year end	11/9/2023
2023	101	FV	965,300	13700	5.953	912,500	1,891,500	1,891,500	Year end	11/3/2022
2022	101	FV	869,600	18100	5.953	840,500	1,728,200	1,728,200	Year End Roll	10/19/2021
2021	101	FV	842,600	18100	5.953	923,500	1,784,200	1,784,200	Year End Roll	10/15/2020
2020	101	FV	828,800	18100	5.953	923,500	1,770,400	1,770,400	Year End Roll	9/26/2019
2019	101	FV	814,900	18100	5.953	920,300	1,753,300	1,753,300	Create Final va	6/4/2019
2018	101	FV	814,900	18100	5.953	920,300	1,753,300	1,753,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:10:11

LAST REV

Date	Time
06/13/25	15:30:08
apro	

USER DEFINED

Prior Id # 1:	90 6 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

PAT ACCT. 2249

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIRTLE,PETER B	75270-44		7/31/2020		2,025,000	No	No		
ARSHAD,GULREZ	62527-544		8/27/2013		2,275,000	No	No		
THIESSEN ARTHUR	14337-328		7/1/1981		355,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2023	R-23-0138	ROOF	12,700	C				Main house double
6/25/2021	R-21-0138	RENO-ADD	240,000	O	11/29/2022			Construct 1 story
1/28/2019	7306	SIDING	31,000	C				Exterior siding re
12/10/2018	7278	ROOF	14,750	C				Strip & re-roof dw
9/15/2014	5902	MANUAL	3,500	C				
8/3/2014	5854	RENOVATI	108,000	C	5/20/2015			Renovate kitchen,
7/31/2014	5853	MANUAL	7,120	C				
10/13/1995	833-95	SHED	10,000	C	6/24/1996			
9/1/1994	558-94	GARAGE	50,000	C	6/11/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2024	PERMIT VISIT	605	BOA
5/20/2015	PERMIT VISIT	619	DH
11/7/2013	MEAS+INSPCTD	618	G BOURGAULT
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	
6/11/1997	MEAS/EXT INS	602	
2/24/1996	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.994		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									69,790						69,800	
101	ONE FAM		2.122		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									14,854						14,900	Cons. Restr.

Total AC/HA:	5.95255	Total SF/SM:	259293	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,127,044	Spl Credit		Total:	1,127,100

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	3
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

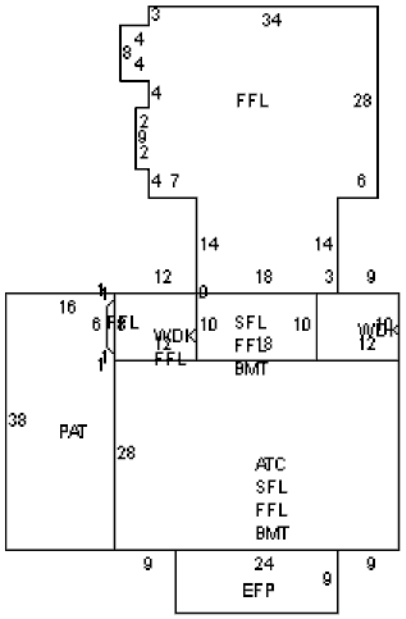
REMOD 1982 GARAGE 1995 OFFICE ABOVE EXC QUALITY. 3/2014 Transferred 2.705 acres to parcel 167-6-1 per plan 2013-657.. 7/2021 SEE PLAN 2020-990 FOR CONSERVATION RESTRICTION.

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:	8	BRs:	4	Baths:	3	HB	2				

SKETCH



GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

Exterior:	1982
Interior:	1982
Additions:	1995
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2H
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOO	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.89510280
Const Adj.:	0.99970198
Adj $ / SQ:	115.434
Other Features:	83500
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1160571
Depreciation:	203100
Depreciated Total:	957471

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1194654.901

Juris. Factor:		Before Depr:	202.01
Special Features:	0	Val/Su Net:	138.75
Final Total:	957500	Val/Su SzAd	231.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,779	115.430	320,791
BMT	BASEMENT	1,356	28.860	39,132
SFL	2ND FLOOR	1,356	115.430	156,528
PAT	PATIO	601	14.980	9,003
ATC	ATTIC	353	115.430	40,725
WDK	WOOD DECK	240	21.600	5,184
EFP	ENCL PORCH	216	38.520	8,320
	Net Sketched Area:	6,901	Total:	579,683
Size Ad	4135	Gross Area	7724	FinArea 4488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167 6 0

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
21	STUDIO	D	Y	1	18x20	G	AV	1996	66.88	T	39	101			14,700			14,700

More:	N	Total Yard Items:	14,700	Total Special Featues:	Total: 14,700

IMAGE

AssessPro Patriot Properties, Inc