

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		FORESTER RD, LINCOLN

OWNERSHIP

Owner 1:	LEEF LAWRENCE JAMIE
Owner 2:	LEEF AMANDA K
Owner 3:	
Street 1:	1 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3505 Type:

PREVIOUS OWNER

Owner 1:	MANOS - CHRISTOPHER G
Owner 2:	MANOS - LAURIE A
Street 1:	1 FORESTER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3505

NARRATIVE DESCRIPTION

This parcel contains 4.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily CLAPBOARD Exterior and 3376 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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		
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		2.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									72,205						72,200	
101	ONE FAM		0.96		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									6,720						6,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.860	876,300	1,000	877,300	1,754,600
Total Card 4.860 876,300 1,000 877,300 1,754,600					
Total Parcel 4.860 876,300 1,000 877,300 1,754,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 519.79		/Parcel: 519.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	805,100	1000	4.86	854,100	1,660,200		Year End Roll	12/2/2024
2024	101	FV	796,100	1000	4.86	827,700	1,624,800		Year end	11/9/2023
2023	101	FV	675,800	1000	4.86	767,700	1,444,500	1,444,500	Year end	11/3/2022
2022	101	FV	570,600	1400	4.86	700,500	1,272,500	1,272,500	Year End Roll	10/19/2021
2021	101	FV	508,600	1400	4.86	627,700	1,137,700	1,137,700	Year End Roll	10/15/2020
2020	101	FV	500,200	1400	4.86	627,700	1,129,300	1,129,300	Year End Roll	9/26/2019
2019	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Create Final va	6/4/2019
2018	101	FV	485,300	1400	4.86	610,100	1,096,800	1,096,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANOS,CHRISTOPH	80315-285		6/22/2022		1,810,000	No	No		
FIRST ATLANTIC	22956-218		3/3/1993	CHANGE IN US	175,000	No	No		

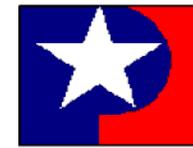
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2025	FS-25-0002	FIRE ALA	2,750	C				Upgrade security &
9/5/2024	R-24-0163	ROOF	58,711	C				New roof, gutter &
12/8/2023	R-23-0293	MECHANIC	14,495	C				Solar hot water sy
3/25/2021	R-21-0052	RENOVATI	110,303	C	8/30/2021			Repairs due to wat
12/20/2011	4950	ROOF		C				strip & re-roof dw
11/30/2009	4340	RENOVATI	34,000	C	7/23/2010			install vinyl sidi
6/7/1995	736-95	SHED	2,500	C	3/5/1996			
2/17/1993	201	NEW HOME	275,000	C	2/5/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS/EXT INS	615	
3/5/1996	MEAS/EXT INS	606	
2/5/1994	PERMIT VISIT	600	
12/17/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90 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:	

PRINT

Date Time
09/26/25 18:10:44

LAST REV

Date Time
05/15/25 10:31:39

blakeley
2251

