

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

1,356,600 /

1,356,600

USE VALUE:

1,356,600 /

1,356,600

ASSESSED:

1,356,600 /

1,356,600

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KELLY TR ERIN I
Owner 2:	MCPHERSON TR LIONEL K
Owner 3:	E KELLY TRUST/L MCPHERSON TRST
Street 1:	2 FORESTER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0487 Type:

PREVIOUS OWNER

Owner 1:	KELLY - ERIN I
Owner 2:	MCPHERSON - LIONEL K
Street 1:	2 FORESTER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0487

NARRATIVE DESCRIPTION

This parcel contains 3.84 ACRES of land mainly classified as TWO FAM with a CONTEMPORARY Building built about 1955, having primarily BRICK VENTR Exterior and 3813 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 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
104	TWO FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
104	TWO FAM		1.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									47,705						47,700	
104	TWO FAM		0.64		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,480						4,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3.840	506,000		850,600	1,356,600
Total Card	3.840	506,000		850,600	1,356,600
Total Parcel	3.840	506,000		850,600	1,356,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	355.75	/Parcel:	355.75

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	104	FV	465,300	0	3.84	827,400	1,292,700		Year End Roll	12/2/2024
2024	104	FV	460,200	0	3.84	804,700	1,264,900		Year end	11/9/2023
2023	104	FV	398,000	0	3.84	744,700	1,142,700	1,142,700	Year end	11/3/2022
2022	104	FV	354,800	0	3.84	677,500	1,032,300	1,032,300	Year End Roll	10/19/2021
2021	104	FV	327,900	0	3.84	604,700	932,600	932,600	Year End Roll	10/15/2020
2020	104	FV	322,500	0	3.84	604,700	927,200	927,200	Year End Roll	9/26/2019
2019	104	FV	319,800	0	3.84	587,100	906,900	906,900	Create Final va	6/4/2019
2018	104	FV	319,800	0	3.84	587,100	906,900	906,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY,ERIN I	82868-309		6/10/2024	CONVENIENC	99	No	No		
OLFATI HOUMAN E	53369-449		8/11/2009	MULTI-PARCEL	850,000	No	No		also in Waltham
DRINKWATER POLL	46098-352		9/16/2005		925,000	No	No		
WHITE CHRISTOPH	27656-327		9/9/1997	CONVENIENC	42,000	No	No		SOLD HIS INT.
WHITE, CHRISTOP	26178-248		3/29/1996	CONVENIENC	1	No	No		1/3 WHITE/2/3 DRINK.
FIRST ATLANTIC	21387-540		8/30/1991		222,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2015	5988	MANUAL	3,191	C				Insulate buffer wa
6/29/2001	2286	MANUAL	9,000	C	6/22/2002			install skylight
7/12/1993	282	WDK	2,700	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
9/4/2013	MEAS/EXT INS	25	D ERSKINE
6/22/2002	MEAS/EXT INS	613	
9/15/2001	M&L EXTERIOR	615	
6/12/1999	M&L COMPLETE	602	
3/7/1996	MEAS/EXT INS	606	
12/17/1993	PERMIT VISIT	600	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90 8 1
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	18:10:52

LAST REV

Date	Time
08/06/25	19:50:05

apro	2252
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