

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BROWNING LN, LINCOLN

OWNERSHIP

Owner 1:	TERPSTRA VICTOR J
Owner 2:	
Owner 3:	
Street 1:	16 BROWNING LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FREED - FLORENCE W
Owner 2:	-
Street 1:	PO BOX 236
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3911

NARRATIVE DESCRIPTION

This parcel contains 2.557 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily WOOD Exterior and 2891 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.72		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									5,040						5,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.557	422,000	400	1,047,400	1,469,800	
Total Card		2.557	422,000	400	1,047,400	1,469,800
Total Parcel		2.557	422,000	400	1,047,400	1,469,800
Source:		Market Adj Cost		Total Value per SQ unit /Card: 508.41 /Parcel: 508.41		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	418,500	400	2.557	1,017,000	1,435,900		Year End Roll	12/2/2024
2024	101	FV	413,800	400	2.557	996,300	1,410,500		Year end	11/9/2023
2023	101	FV	356,400	400	2.557	844,300	1,201,100	1,201,100	Year end	11/3/2022
2022	101	FV	316,200	400	2.557	772,300	1,088,900	1,088,900	Year End Roll	10/19/2021
2021	101	FV	296,600	400	2.557	804,300	1,101,300	1,101,300	Year End Roll	10/15/2020
2020	101	FV	291,500	400	2.557	804,300	1,096,200	1,096,200	Year End Roll	9/26/2019
2019	101	FV	289,000	400	2.557	801,100	1,090,500	1,090,500	Create Final va	6/4/2019
2018	101	FV	289,000	400	2.557	801,100	1,090,500	1,090,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREED,FLORENCE	55177-235		8/16/2010		830,000	No	No		
FREED,CHARLES	55064-364		7/28/2010	FAMILY		1	No	No	
FREED CHARLES,	54961-488		7/8/2010	FAMILY		1	No	No	
FREED CHARLES,	44202-550		11/30/2004	CONVENIENC		No	No		RELEASE DEED & UTILITY LINES
FREED CHARLES,	27796-029		10/23/1997	CONVENIENC		1	No	No	
	10557-353		3/19/1964		39,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2024	R-24-0044	WEATHERI	6,000	C				Weatherization & a
5/26/1994	467-94	ADDITION	22,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/25/2007	MEAS+INSPCTD	617	D HASCHIG
6/16/2007	MEAS/EXT INS	616	D MANZELLO
11/14/2000	M&L COMPLETE	609	
1/19/1996	MEAS+INSPCTD	606	
8/24/1995	PERMIT VISIT	606	
11/29/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92 10 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:	

