

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEBSTER STEVEN R
Owner 2:	COLLINS ELIZABETH L
Owner 3:	
Street 1:	108 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VON HERRMANN TIMOTHY -
Owner 2:	VON HERRMANN SUSAN -
Street 1:	230 SANDRINGHAM RD
Twn/City:	PIEDMONT
St/Prov:	CA Cntry
Postal:	94611

NARRATIVE DESCRIPTION

This parcel contains 2.06 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1910, having primarily CLAPBOARD Exterior and 2788 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									7,805						7,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.060	532,400	5,300	966,200	1,503,900
Total Card 2.060 532,400 5,300 966,200 1,503,900					
Total Parcel 2.060 532,400 5,300 966,200 1,503,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 539.38		/Parcel: 539.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	505,000	4900	2.06	938,200	1,448,100		Year End Roll	12/2/2024
2024	101	FV	498,500	4900	2.06	918,700	1,422,100		Year end	11/9/2023
2023	101	FV	495,200	4900	2.06	746,700	1,246,800	1,246,800	Year end	11/3/2022
2022	101	FV	437,000	4900	2.06	691,500	1,133,400	1,133,400	Year End Roll	10/19/2021
2021	101	FV	397,000	4900	2.06	646,700	1,048,600	1,048,600	Year End Roll	10/15/2020
2020	101	FV	393,900	4900	2.06	670,700	1,069,500	1,069,500	Year End Roll	9/26/2019
2019	101	FV	367,200	4900	2.06	653,100	1,025,200	1,025,200	Create Final va	6/4/2019
2018	101	FV	367,200	4900	2.06	653,100	1,025,200	1,025,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VON HERRMANN TI	46593-337		12/2/2005		1,155,000	No	No		
COMSTOCK JOAN M	23208-258		5/20/1993	CHD>SALE	427,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2023	R-23-0182	BATH	30,000	O				Renovate 3rd floor
5/12/2022	R-22-0102	BATH	26,000	O	12/7/2022			Bathroom renovatio
3/22/2017	6702	WINDOWS	12,000	C				Replace 4 windows
5/7/2015	6072	ROOF	16,000	C				Remove decking/rai
2/7/2006	3347	RENOVATI	33,500	C				sec fl bedroom & c
7/22/1999	1745	MANUAL	15,000	C	5/19/2001			screen in deck 5/2
6/21/1993	269	RENOVATI	60,000	C	5/29/2000			5/29/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS+INSPCTD	25	D ERSKINE
6/22/2006	MEAS+INSPCTD	50	
5/19/2001	MEAS/EXT INS	614	
5/29/2000	MEAS/EXT INS	611	
3/28/1996	MEAS+INSPCTD	606	
7/8/1995	MEAS/EXT INS	600	
6/16/1994	FIELDREV CHG	600	
2/2/1994	PERMIT VISIT	600	
12/20/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	94 11 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:	

