

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABRAMS TR NANCY
Owner 2:	
Owner 3:	NANCY J ABRAMS LIVING TRUST
Street 1:	116 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	ABRAMS - NANCY
Owner 2:	-
Street 1:	116 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1795, having primarily CLAPBOARD Exterior and 1671 Square Feet, with 1 Unit, 1 Bath, 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	B	CESSPL
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		40946		SQUARE FE	PRIME SITE		0	9.98	1.67	R3									681,474						681,500	

Total AC/HA:	0.93999	Total SF/SM:	40946	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	681,474	SpI Credit	Total:	681,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	199,500		681,500	881,000
Total Card	0.940	199,500		681,500	881,000
Total Parcel	0.940	199,500		681,500	881,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		527.23	/Parcel: 527.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	187,600	0	.94	661,700	849,300		Year End Roll	12/2/2024
2024	101	FV	184,100	0	.94	648,700	832,800		Year end	11/9/2023
2023	101	FV	153,900	0	.94	597,500	751,400	751,400	Year end	11/3/2022
2022	101	FV	133,900	0	.94	540,100	674,000	674,000	Year End Roll	10/19/2021
2021	101	FV	146,800	0	.94	478,000	624,800	624,800	Year End Roll	10/15/2020
2020	101	FV	149,200	0	.94	478,000	627,200	627,200	Year End Roll	9/26/2019
2019	101	FV	144,400	0	.94	463,000	607,400	607,400	Create Final va	6/4/2019
2018	101	FV	144,400	0	.94	463,000	607,400	607,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABRAMS,NANCY	69933-304		9/15/2017	CONVENIENC	99	No	No		
READ J LEIGHTON	20109-347		9/29/1989		238,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2008	4065	MANUAL		C				strip & re-roof
8/17/1993	317	SCREENPR	9,500	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/28/1996	MEAS+INSPCTD	606	
12/20/1993	PERMIT VISIT	600	
8/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 94 4 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 18:18:15
 LAST REV
 Date Time
 10/13/17 15:12:30
 blakeley
 2307

Parcel ID 162 21 0

!2307!

