

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MEADOWDAM RD, LINCOLN

OWNERSHIP

Owner 1:	WINSHIP SUSAN
Owner 2:	KOENIG JOHN L
Owner 3:	
Street 1:	10 MEADOWDAM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SUGAR SUSAN K -
Owner 2:	-
Street 1:	10 MEADOWDAM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3811

NARRATIVE DESCRIPTION

This parcel contains 2.14 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1965, having primarily CLAPBOARD Exterior and 3598 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									10,605						10,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.140	600,600		969,000	1,569,600
Total Card		2.140	600,600	969,000	1,569,600
Total Parcel		2.140	600,600	969,000	1,569,600
Source:		Market Adj Cost	Total Value per SQ unit /Card: 436.24		/Parcel: 436.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	562,400	0	2.14	941,000	1,503,400		Year End Roll	12/2/2024
2024	101	FV	559,100	0	2.14	921,100	1,480,200		Year end	11/9/2023
2023	101	FV	486,100	0	2.14	749,100	1,235,200	1,235,200	Year end	11/3/2022
2022	101	FV	418,200	0	2.14	693,900	1,112,100	1,112,100	Year End Roll	10/19/2021
2021	101	FV	411,100	0	2.14	649,100	1,060,200	1,060,200	Year End Roll	10/15/2020
2020	101	FV	365,600	0	2.14	673,100	1,038,700	1,038,700	Year End Roll	9/26/2019
2019	101	FV	352,300	0	2.14	655,500	1,007,800	1,007,800	Create Final va	6/4/2019
2018	101	FV	352,300	0	2.14	655,500	1,007,800	1,007,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUGAR SUSAN K,	46727-305		12/27/2005		1,067,000	No	No		
SUGAR PETER C,	45059-246		4/27/2005	CONVENIENC	99	No	No		
SUGAR SUSAN K,	35948-96		7/23/2002	CONVENIENC	1	No	No		
SUGAR SUSAN K,	29718-238		1/16/1999	CONVENIENC	99	No	No		
SUGAR SUSAN K,	28656-076		5/28/1998	CONVENIENC	1	No	No		
SUGAR PETER C,	27568-388		8/12/1997	CONVENIENC	99	No	No		
SUGAR, SUSAN K.	25200-44		2/28/1995	CONVENIENC		No	No		
SUGAR PETER C	20199-538		11/14/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2020	R-20-0198	MANUAL	3,643	C				Replace one skylig
11/12/2015	6284	ROOF	20,000	C				Strip and re-roof
9/26/2012	5174	WOOD STO		C				install a wood bur
11/13/2006	3566	ROOF		C				strip & re-roof dw
2/23/2006	3364	RENOVATI	26,000	C	6/27/2006			repair rotted sill

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/27/2006	PERMIT VISIT	50	
3/21/2006	MEAS/EXT INS	100	
10/13/2001	M&L COMPLETE	615	
5/18/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	
12/6/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	94 9 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:	

