

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHAN THEODORE
Owner 2:	SLINGERLAND VICTORIA
Owner 3:	
Street 1:	128 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3813 Type:

PREVIOUS OWNER

Owner 1:	HESSLER - STEPHANIE
Owner 2:	HESSLER - JOHN CHRISTIAN
Street 1:	128 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3813

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1960, having primarily WOOD SHING Exterior and 4210 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	554,400	600	798,500	1,353,500
Total Card 1.847 554,400 600 798,500 1,353,500					
Total Parcel 1.847 554,400 600 798,500 1,353,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		321.53	/Parcel: 321.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	461,000	600	1.847	775,300	1,236,900		Year End Roll	12/2/2024
2024	101	FV	450,000	600	1.847	760,100	1,210,700		Year end	11/9/2023
2023	101	FV	414,100	600	1.847	700,100	1,114,800	1,114,800	Year end	11/3/2022
2022	101	FV	353,700	800	1.847	632,900	987,400	987,400	Year End Roll	10/19/2021
2021	101	FV	332,000	800	1.847	560,100	892,900	892,900	Year End Roll	10/15/2020
2020	101	FV	329,200	800	1.847	560,100	890,100	890,100	Year End Roll	9/26/2019
2019	101	FV	301,000	800	1.847	542,500	844,300	844,300	Create Final va	6/4/2019
2018	101	FV	301,000	800	1.847	542,500	844,300	844,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HESSLER,STEPHAN	61711-101		4/30/2013	MULTI-PARCEL	833,400	No	No		ALSO INCLUDES PARCEL 162-23-0 (95-18-0)
MOSS SILKE V,	48836-251		1/16/2007	MULTI-PARCEL	850,000	No	No		INCLUDES PARCEL 95-18-0;
MOSS SYDNEY/SIL	24321-419		3/2/1994	FAMILY		No	No		
HORN MICHAEL C	13105-400		12/6/1976		89,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2021	R-21-0181	MANUAL	6,601	C				Insulate attic
9/27/2013	5566	RENOVATI	15,000	C	5/13/2014			remodel bath
5/16/2013	5417	RENOVATI	25,000	C	5/13/2014			kit remodel
4/7/2006	3388	TEMPORAR		C				
12/27/2002	2628	RENOVATI	55,000	C	6/17/2003			basement
11/14/2002	2615	SHED		C	6/17/2003			
5/11/1999	1709	ROOF		C	4/14/2000			4/14/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/21/2008	MEAS/EXT INS	25	D ERSKINE
6/17/2003	MEAS+INSPCTD	615	
4/14/2000	MEAS/EXT INS	611	
3/30/1996	MEAS+INSPCTD	606	
1/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 17 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:	

