

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOMBAT REAL ESTATE INVESTMENT
Owner 2:	
Owner 3:	
Street 1:	150 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TEABO - PRINCE C
Owner 2:	TEABO - ELIZABETH T
Street 1:	C/O TIM TEABO
Twn/City:	CARLISLE
St/Prov:	MA Cntry
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 2.084 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1959, having primarily ALUMINUM Exterior and 1848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-2	General Res	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		0.2477		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									8,670						8,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.084	42,400	3,100	807,100	852,600
Total Card 2.084 42,400 3,100 807,100 852,600					
Total Parcel 2.084 42,400 3,100 807,100 852,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel: 461.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	39,700	2800	2.084	745,100	787,600		Year End Roll	12/2/2024
2024	101	FV	313,100	14800	2.084	767,400	1,095,300		Year end	11/9/2023
2023	101	FV	270,900	14800	2.084	707,400	993,100	993,100	Year end	11/3/2022
2022	101	FV	235,700	15200	2.084	640,200	891,100	891,100	Year End Roll	10/19/2021
2021	101	FV	224,100	15200	2.084	567,400	806,700	806,700	Year End Roll	10/15/2020
2020	101	FV	198,100	15200	2.084	567,400	780,700	780,700	Year End Roll	9/26/2019
2019	101	FV	192,200	15200	2.084	549,800	757,200	757,200	Create Final va	6/4/2019
2018	101	FV	192,200	15200	2.09	550,000	757,400	757,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEABO,PRINCE C	82159-188		10/31/2023		801,000	No	No		
	8982-21		7/19/1957			No	No		

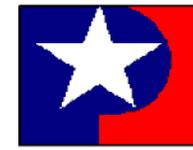
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
3/26/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 22 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:	

