

162

38

0

1 of 2

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

881,600 / 1,211,300

USE VALUE:

881,600 / 1,211,300

ASSESSed:

881,600 / 1,211,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LEWIS ST, LINCOLN

OWNERSHIP

Owner 1:	MCCART TR ROBERT D
Owner 2:	
Owner 3:	MCCART REALTY TRUST
Street 1:	C/O RDM REAL ESTATE
Street 2:	19 EAST STREET
Twn/City:	SUDBURY
St/Prov:	MA Cntry
Postal:	01776

PREVIOUS OWNER

Owner 1:	MCCART ROBERT D -
Owner 2:	-
Street 1:	PO BOX 335
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .5 ACRES of land mainly classified as 013 with a CONVENT'NL Building built about 1915, having primarily VINYL Exterior and 2243 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-1	Retail Bus	100	water	A	SEPTIC
o	B-2	Service Bus	100	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
104	TWO FAM		21780		SQUARE FE	PRIME SITE		0	9.98	2.87	R3									624,090	316	30				624,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.350	257,500		436,870	694,370
316	0.150			187,230	187,230
Total Card	0.500	257,500		624,100	881,600
Total Parcel	0.500	587,200		624,100	1,211,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		393.13	/Parcel: 144.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	013	FV	535,600	0	.5	606,000	1,141,600		Year End Roll	12/2/2024
2024	013	FV	516,200	0	.5	594,100	1,110,300		Year end	11/9/2023
2023	013	FV	514,800	0	.5	547,200	1,062,000	1,062,000	Year end	11/3/2022
2022	013	FV	496,900	0	.5	494,600	991,500	991,500	Year End Roll	10/19/2021
2021	013	FV	463,300	0	.5	437,700	901,000	901,000	Year End Roll	10/15/2020
2020	013	FV	451,800	0	.5	437,700	889,500	889,500	Year End Roll	9/26/2019
2019	013	FV	451,400	0	.5	424,000	875,400	875,400	Create Final va	6/4/2019
2018	013	FV	451,400	0	.5	424,000	875,400	875,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCART ROBERT D	58025-88		12/6/2011	FAMILY		1	No	No	
MCCART ROBERT D	50857-578		3/10/2008	FAMILY		1	No	No	
RANDO THOMAS	17528-575		10/28/1986		300,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2010	4379	ROOF		C				
11/12/2008	4093	ROOF		C			strip & re-roof	
11/26/2007	3823	ROOF		C			strip & re-roof dw	

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L EXTERIOR	615	
12/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.50000	Total SF/SM:	21780	Parcel LUC:	013 013	Prime NB Desc:	RES CAT 3	Total:	624,090	SpI Credit:		Total:	624,100
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 27 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	18:27:20

LAST REV

Date	Time
06/24/25	15:32:50

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