

162

38

0

Map

Lot

Sublot

Building

Unit

2 of 2

RESIDENTIAL

CARD

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

329,700 /

1,211,300

ASSESSED:

329,700 /

1,211,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .5 ACRES of land mainly classified as 013 with a BARN Building built about 1869, having primarily CLAPBOARD Exterior and 6158 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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
316	COM WHS		0		SQUARE FE	PRIME SITE		0	0.	0.00	R3																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	329,700			329,700
Total Card	0.000	329,700			329,700
Total Parcel	0.500	587,200		624,100	1,211,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		53.54	/Parcel: 144.20

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2009	4279	RENOVATI	12,000	C	4/8/2011			remodel office spa

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
8/15/1994	MEAS/EXT INS	107	
8/15/1994	ENTRY DENIED	107	
12/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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
316	COM WHS		0		SQUARE FE	PRIME SITE		0	0.	0.00	R3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	013 013	Prime NB Desc	RES CAT 3	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	---------	---------------	-----------	--------	--	------------	--	--------	--



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	18:27:30

LAST REV

Date	Time
01/24/25	11:23:15

apro	2371
------	------

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

--	--

