

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NIEMIEC GARRICK L
Owner 2:	NIEMIEC DOROTHY
Owner 3:	
Street 1:	177 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3833 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1966, having primarily WOOD Exterior and 2668 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	647,000	16,100	700,900	1,364,000
Total Card 1.840 647,000 16,100 700,900 1,364,000					
Total Parcel 1.840 647,000 16,100 700,900 1,364,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 511.24		/Parcel: 511.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	641,200	15100	1.84	693,700	1,350,000		Year End Roll	12/2/2024
2024	101	FV	634,100	15100	1.84	680,100	1,329,300		Year end	11/9/2023
2023	101	FV	549,400	15100	1.84	640,100	1,204,600	1,204,600	Year end	11/3/2022
2022	101	FV	471,700	19500	1.84	580,100	1,071,300	1,071,300	Year End Roll	10/19/2021
2021	101	FV	421,300	19500	1.84	500,100	940,900	940,900	Year End Roll	10/15/2020
2020	101	FV	414,500	19500	1.84	508,100	942,100	942,100	Year End Roll	9/26/2019
2019	101	FV	402,300	19500	1.84	491,300	913,100	913,100	Create Final va	6/4/2019
2018	101	FV	402,300	19500	1.84	491,300	913,100	913,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLOUFFE, FRANCI	26502-507		7/17/1996		335,000	No	No		
MACINNIS DANIEL	12717-605		10/24/1974		58,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2017	6900	WDK	28,686	C				Replace decking ma
9/29/1999	1816	RENO-GAR	190,000	C	6/22/2000			6/22/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	MEAS/EXT INS	6	JN
4/27/2017	INFO AT DOOR	4	JG
7/26/2007	MEAS/EXT INS	617	D HASCHIG
6/22/2000	MEAS+INSPCTD	611	
3/30/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	96 3 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:	

