

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUILDERS CLUB OF LINCOLN INC
Owner 2:	
Owner 3:	
Street 1:	181 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as CHARITY with a LODGE Building built about 1890, having primarily WOOD SHING Exterior and 3646 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
905	CHARITY		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,205						9,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	2.100	353,200	4,600	967,600	1,325,400
Total Card 2.100 353,200 4,600 967,600 1,325,400					
Total Parcel 2.100 353,200 4,600 967,600 1,325,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 363.54		/Parcel: 363.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	343,100	4400	2.1	939,600	1,287,100		Year End Roll	12/2/2024
2024	905	FV	338,300	4400	2.1	919,900	1,262,600		Year end	11/9/2023
2023	905	FV	338,300	4400	2.1	747,900	1,090,600	1,090,600	Year end	11/3/2022
2022	905	FV	237,300	4400	2.1	692,700	934,400	934,400	Year End Roll	10/19/2021
2021	905	FV	237,300	4400	2.1	647,900	889,600	889,600	Year End Roll	10/15/2020
2020	905	FV	232,800	4400	2.1	671,900	909,100	909,100	Year End Roll	9/26/2019
2019	905	FV	218,100	4400	2.1	654,300	876,800	876,800	Create Final va	6/4/2019
2018	905	FV	218,100	4400	2.1	654,300	876,800	876,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUILDERS CLUB O	10302-147		6/28/1963			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2013	5432	MANUAL	22,000	C				remove & replace d
2/24/1997	1136-97	ROOF	12,000	C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS/EXT INS	6	JN
7/15/2020	CHG FM OTHER	624	W Coelho

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 4 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	18:35:57

LAST REV

Date	Time
01/24/25	12:01:27

apro 2426

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

