

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		MILLSTONE LN, LINCOLN

**OWNERSHIP**

Owner 1:	LAUPHEIMER JOHN
Owner 2:	LAUPHEIMER DEBORAH
Owner 3:	
Street 1:	2 MILLSTONE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Harrington Jr Tr - Winthrop W
Owner 2:	Harrington Tr - Andrea L
Street 1:	C/O JDJ Resources
Twn/City:	Boston
St/Prov:	MA Cntry
Postal:	02109

**NARRATIVE DESCRIPTION**

This parcel contains 2.41 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2012, having primarily WOOD SHING Exterior and 3943 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.57362		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									20,077						20,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.410	1,363,500	27,000	1,062,500	2,453,000
<b>Total Card</b> 2.410 1,363,500 27,000 1,062,500 2,453,000					
<b>Total Parcel</b> 2.410 1,363,500 27,000 1,062,500 2,453,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 622.07		/Parcel: 622.07	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,283,900	25200	2.41	1,032,100	2,341,200		Year End Roll	12/2/2024
2024	101	FV	1,238,300	25200	2.41	1,009,200	2,272,700		Year end	11/9/2023
2023	101	FV	1,067,300	25200	2.41	857,200	1,949,700	1,949,700	Year end	11/3/2022
2022	101	FV	958,500	28100	2.41	785,200	1,771,800	1,771,800	Year End Roll	10/19/2021
2021	101	FV	927,700	28100	2.41	817,200	1,773,000	1,773,000	Year End Roll	10/15/2020
2020	101	FV	955,400	28100	2.41	817,200	1,800,700	1,800,700	Year End Roll	9/26/2019
2019	101	FV	968,600	28100	2.41	814,000	1,810,700	1,810,700	Create Final va	6/4/2019
2018	101	FV	968,600	28100	2.41	814,000	1,810,700	1,810,700	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Harrington Jr T	59260-591		6/8/2012	CHANGE IN US	710,000	No	No		
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No		
HARRINGTON WINT	18815-314		1/13/1988	FAMILY		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2023	R-23-0127	POOL	59,948	C				Installation of pl
10/12/2017	6882	SOLAR PA	33,450	C	11/3/2017			Install solar pane
10/15/2014	5941	ROOF	19,500	C	1/29/2015			Alter roof above f
3/27/2013	5350	RENOVATI	16,000	C				sheet metal work f
11/20/2012	5251	GARAGE	15,000	C	1/15/2014			construct unheated
11/16/2012	5239	NEW HOME	1,700,000	C	5/14/2014			new single family
2/12/1997	1128-97	WS FLUE	25,000	C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/13/2013	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	111 11
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:	

