

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARRINGTON TR WENDY
Owner 2:	WENDY A HARRISON REVOC TRUST
Owner 3:	
Street 1:	4 MILLSTONE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4403 Type:

**PREVIOUS OWNER**

Owner 1:	HARRINGTON - WENDY
Owner 2:	-
Street 1:	4 MILLSTONE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4403

**NARRATIVE DESCRIPTION**

This parcel contains 10.687 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2012, having primarily WOOD SHING Exterior and 2638 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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
				Sewer		
				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	
130	LAND		8.8501		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									61,951						62,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	8.850			62,000	62,000
101	1.837	781,800	15,800	1,042,400	1,840,000
Total Card		10.687	781,800	15,800	1,104,400
Total Parcel		10.687	1,231,500	15,800	2,351,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 721.00		/Parcel: 579.52	

Legal Description	User Acct
2242	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,136,700	14800	10.687	1,074,000	2,225,500		Year End Roll	12/2/2024
2024	101	FV	1,124,200	14800	10.687	1,045,100	2,184,100		Year end	11/9/2023
2023	101	FV	974,500	14800	10.687	893,100	1,882,400	1,882,400	Year end	11/3/2022
2022	101	FV	875,700	16800	10.687	821,100	1,713,600	1,713,600	Year End Roll	10/19/2021
2021	101	FV	782,600	16800	10.687	853,100	1,652,500	1,652,500	Year End Roll	10/15/2020
2020	101	FV	769,900	16800	10.687	853,100	1,639,800	1,639,800	Year End Roll	9/26/2019
2019	101	FV	834,700	16800	10.687	849,900	1,701,400	1,701,400	Create Final va	6/4/2019
2018	101	FV	834,700	16800	10.687	849,900	1,701,400	1,701,400	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON,WEND	82101-482		10/17/2023	CONVENIENC	10	No	No		
Harrington,Wend	59479-581		7/9/2012	FAMILY	100	No	No		
Harrington,Wend	59479-563		7/9/2012	FAMILY	100	No	No		
MENARD,MATTHEW	54784-450		6/4/2010	FAMILY	100	No	No		
HARRINGTON WEND	54736-79		5/26/2010	CONVENIENC	100	No	No		
HARRINGTON WINT	46839-127		1/18/2006	FAMILY	10	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
4/11/2023	R-23-0084	SOLAR PA	57,733	C				Install 33 roof mo
6/19/2014	5787	RENO-BAR		C	9/2/2015			Change occupancy o
12/12/2013	5620	MANUAL	15,000	C	9/2/2015			caport 720sqft
5/20/2013	5420	MANUAL	18,600	C				sheet metal work f
11/5/2012	5220	NEW HOME	400,000	C	9/2/2015			must remove apt fr
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
5/14/2014	MEAS+INSPCTD	25	D ERSKINE
6/13/2013	MEAS+INSPCTD	25	D ERSKINE
3/5/2007	MEAS+INSPCTD	100	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	111 12
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:	

