

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HORSESHOE LN, LINCOLN

OWNERSHIP

Owner 1:	SOLAR JOSHUA
Owner 2:	SOLAR DANIELLE
Owner 3:	
Street 1:	20 HORSESHOE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOLAR - JOSHUA
Owner 2:	-
Street 1:	20 HORSESHOE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.838 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 2017, having primarily WOOD SHING Exterior and 3520 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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	9.98	1.00	R3									798,400						798,400	
106	OUT BLD		0.00142		ACRES	EXCESS ACRE		0	35,000.	1.01	R3									50						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
106	0.001		9,500	100	9,600	
101	1.837	937,000		798,400	1,735,400	
Total Card		1.838	937,000	9,500	798,500	1,745,000
Total Parcel		1.838	937,000	9,500	798,500	1,745,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 495.70		/Parcel: 495.70		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	876,700	8800	1.838	775,300	1,660,800		Year End Roll	12/2/2024
2024	101	FV	871,600	8800	1.838	760,100	1,640,500		Year end	11/9/2023
2023	101	FV	757,800	8800	1.838	700,100	1,466,700	1,466,700	Year end	11/3/2022
2022	101	FV	665,800	8800	1.838	632,900	1,307,500	1,307,500	Year End Roll	10/19/2021
2021	101	FV	601,900	8800	1.838	560,100	1,170,800	1,170,800	Year End Roll	10/15/2020
2020	101	FV	535,300	8800	1.838	560,100	1,104,200	1,104,200	Year End Roll	9/26/2019
2019	101	FV	174,800	8800	1.838	542,500	726,100	726,100	Create Final va	6/4/2019
2018	101	FV	174,800	8800	1.838	542,500	726,100	726,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLAR,JOSHUA	1498-94		10/21/2016	FAMILY	100	No	No		
SOLAR,JANE M	1383-88		5/3/2010	FAMILY	1	No	No		
ROBERT L. SOLAR	1050-83		10/26/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2022	R-22-0071	SOLAR PA	18,838	C	4/12/2022			Install energy sto
2/4/2019	7308	SOLAR PA	32,670	C	4/2/2019			Install 30 rooftop
10/4/2017	6875	MANUAL	6,400	C				Install wood burni
6/23/2017	6783	SHEET MT	50,000	C				Sheet metal work f
6/13/2017	6773	RENO-ADD	490,000	C	5/16/2018			Single family hous
7/19/2010	4519	NEW HOME	278,000	C	7/17/2011			single family home

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2019	PERMIT VISIT	622	K Cuoco
11/8/2018	PERMIT VISIT	622	K Cuoco
7/17/2011	MEAS/EXT INS	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 27 2
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:	

