

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		OLD COUNTY RD, LINCOLN

OWNERSHIP

Owner 1:	REN SHENGJUN
Owner 2:	ZHANG YU
Owner 3:	
Street 1:	23 MAPLE TERRACE
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02466 Type:

PREVIOUS OWNER

Owner 1:	ARSHAD - GULREZ
Owner 2:	ARSHAD - SARA C
Street 1:	12 WESTON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.705 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
130	LAND		0.86846		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									6,079						6,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	2.705			706,900	706,900
Total Card	2.705			706,900	706,900
Total Parcel	2.705			706,900	706,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	2.705	626,300	626,300		Year End Roll	12/2/2024
2024	130	FV		0	2.705	786,100	786,100		Year end	11/9/2023
2023	132	FV		0	2.705	81,200	81,200	81,200	Year end	11/3/2022
2022	132	FV		0	2.705	81,200	81,200	81,200	Year End Roll	10/19/2021
2021	132	FV		0	2.705	81,200	81,200	81,200	Year End Roll	10/15/2020
2020	132	FV		0	2.705	81,200	81,200	81,200	Year End Roll	9/26/2019
2019	132	FV		0	2.705	81,200	81,200	81,200	Create Final va	6/4/2019
2018	132	FV		0	2.705	81,200	81,200	81,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARSHAD,GULREZ	81333-190		3/16/2023		650,000	No	No		
THIESSEN ARTHUR	14337-328		7/1/1981		355,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2023	R-23-0301	NEW HOME	751,100	O				Construct new home
10/13/1995	833-95	SHED	10,000	C	6/24/1996			
9/1/1994	558-94	GARAGE	50,000	C	6/11/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/22/1999	M&L COMPLETE	602	
6/11/1997	MEAS/EXT INS	602	
2/24/1996	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90 6 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 19:34:17

LAST REV

Date Time
07/14/25 14:33:53

apro
2884

