

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FREEMAN MASON
Owner 2:	HAYDOCK GALE S
Owner 3:	
Street 1:	203 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	FREEMAN MASON -
Owner 2:	-
Street 1:	203 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1878, having primarily CLAPBOARD Exterior and 3516 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									12,705						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	1,076,700	28,000	811,100	1,915,800
Total Card 2.200 1,076,700 28,000 811,100 1,915,800					
Total Parcel 2.200 1,076,700 28,000 811,100 1,915,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 544.88		/Parcel: 544.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,040,600	26100	2.2	787,900	1,854,600		Year End Roll	12/2/2024
2024	101	FV	997,100	26100	2.2	770,900	1,794,100		Year end	11/9/2023
2023	101	FV	840,600	26100	2.2	710,900	1,577,600	1,577,600	Year end	11/3/2022
2022	101	FV	728,500	31300	2.2	643,700	1,403,500	1,403,500	Year End Roll	10/19/2021
2021	101	FV	796,800	31300	2.2	570,900	1,399,000	1,399,000	Year End Roll	10/15/2020
2020	101	FV	848,000	31300	2.2	570,900	1,450,200	1,450,200	Year End Roll	9/26/2019
2019	101	FV	846,900	31300	2.2	553,300	1,431,500	1,431,500	Create Final va	6/4/2019
2018	101	FV	846,900	31300	2.2	553,300	1,431,500	1,431,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEMAN MASON,	1265-81		3/11/2003	CONVENIENC		1	No	No	
HAYDOCK GALE S,	1204-38		4/8/1999	CONVENIENC		100	No	No	
CHIPMUNK REALTY	1027-145		3/13/1987		432,500		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2025	R-25-0029	WEATHERI	1,000	C				Weatherization/air
1/23/2018	6962	SOLAR PA	31,490	C	4/30/2018			Install solar pane
9/26/2012	5173	MANUAL	4,000	C				sheet metal work f
7/26/2012	5109	ADDITION	200,000	C	1/12/2015			construct addition
11/8/2006	3561	ROOF		C				strip & re-roof dw
10/28/1999	1834	ROOF	9,900	C	4/14/2000			4/14/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	MEAS+INSPCTD	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
4/14/2000	MEAS/EXT INS	611	
4/3/1996	MEAS/EXT INS	606	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	102 11 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:	

