

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,244,000 / 1,244,000  
 USE VALUE: 1,244,000 / 1,244,000  
 ASSESSED: 1,244,000 / 1,244,000



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUSIK CHARLES L
Owner 2:	KUSIK WENDY L
Owner 3:	
Street 1:	209 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	KUSIK CHARLES L -
Owner 2:	PALU KUSIK WENDY LYNN -
Street 1:	209 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1949, having primarily WOOD SHING Exterior and 2806 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		60983.6		SQUARE FE	PRIME SITE		0	9.98	1.22	R3									741,465						741,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.400	500,400	2,100	741,500	1,244,000
Total Card 1.400 500,400 2,100 741,500 1,244,000					
Total Parcel 1.400 500,400 2,100 741,500 1,244,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 443.34		/Parcel: 443.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	473,500	1900	1.4	719,900	1,195,300		Year End Roll	12/2/2024
2024	101	FV	467,100	1900	1.4	705,800	1,174,800		Year end	11/9/2023
2023	101	FV	463,900	1900	1.4	650,100	1,115,900	1,115,900	Year end	11/3/2022
2022	101	FV	423,000	2200	1.4	587,700	1,012,900	1,012,900	Year End Roll	10/19/2021
2021	101	FV	416,500	2200	1.4	520,100	938,800	938,800	Year End Roll	10/15/2020
2020	101	FV	413,100	2200	1.4	520,100	935,400	935,400	Year End Roll	9/26/2019
2019	101	FV	389,300	2200	1.4	503,700	895,200	895,200	Create Final va	6/4/2019
2018	101	FV	389,300	2200	1.4	503,700	895,200	895,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUSIK CHARLES L	1257-80		8/29/2002	CONVENIENC		1	No	No	
SNYDER STEVEN J	979-27		6/24/1983		163,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2025	E-25-0030	MANUAL	25,850	C				
3/7/2023	R-23-0051	SOLAR PA	44,000	C				Install 10.125kw s
12/1/2022	R-22-0289	SOLAR PA	25,235	C				Install 12 roof-mo
5/31/2011	4748	MANUAL	2,581	C				air sealing and i
9/7/2007	3761	RENOVATI	8,950	C	6/19/2008			redo kits,install
10/11/2000	2106	MANUAL	50,000	C	6/15/2001			dormer with bedroo
12/5/1996	1097-96	ADDITION	73,000	C	3/14/1998			
8/24/1994	552-94	RENOVATI	14,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/19/2008	PERMIT VISIT	100	
6/15/2001	MEAS/EXT INS	613	
3/14/1998	MEAS+INSPCTD	602	
5/27/1997	MEAS+INSPCTD	602	
5/13/1996	MEAS+INSPCTD	606	
4/2/1996	MEAS/EXT INS	606	
8/24/1995	PERMIT VISIT	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.39999 Total SF/SM: 60984 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 741,465 Spl Credit Total: 741,500

