

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FURFINE ERIC
Owner 2:	
Owner 3:	
Street 1:	221 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5100 Type:

PREVIOUS OWNER

Owner 1:	CRAIG - CATHERINE L
Owner 2:	WEBER - ROBERT S
Street 1:	221 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5100

NARRATIVE DESCRIPTION

This parcel contains 1.04 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2016, having primarily WOOD Exterior and 1744 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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		45302		SQUARE FE	PRIME SITE		0	9.98	1.54	R3									694,515						694,500	

Total AC/HA:	1.03999	Total SF/SM:	45302	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	694,515	SpI Credit	Total:	694,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.040	757,900		694,500	1,452,400
Total Card	1.040	757,900		694,500	1,452,400
Total Parcel	1.040	757,900		694,500	1,452,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	832.80	/Parcel:	832.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	701,400	0	1.04	674,300	1,375,700		Year End Roll	12/2/2024
2024	101	FV	694,100	0	1.04	661,100	1,355,200		Year end	11/9/2023
2023	101	FV	607,300	0	1.04	608,900	1,216,200	1,216,200	Year end	11/3/2022
2022	101	FV	538,900	0	1.04	550,500	1,089,400	1,089,400	Year End Roll	10/19/2021
2021	101	FV	502,000	0	1.04	487,100	989,100	989,100	Year End Roll	10/15/2020
2020	101	FV	494,600	0	1.04	487,100	981,700	981,700	Year End Roll	9/26/2019
2019	101	FV	469,400	0	1.04	471,800	941,200	941,200	Create Final va	6/4/2019
2018	101	FV	469,400	0	1.04	471,800	941,200	941,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAIG,CATHERINE	63614-77		5/15/2014		545,000	No	No		
PINGEON JAMES R	30033-284		4/9/1999	OTHER	328,000	No	No		Private Sale
STEWART HENRY A	13462-369		6/14/1978		72,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2016	6339	NEW HOME	573,025	C	5/2/2017			New single family
11/30/2015	6297	DEMOLITI	15,000	C				Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
7/26/2007	MEAS/EXT INS	617	D HASCHIG
2/24/2000	MEAS+INSPCTD	600	
4/2/1996	MEAS/EXT INS	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Parcel ID	Entered Lot Size	Total Land:	Land Unit Type:
172 14 0			



USER DEFINED

Prior Id # 1:	102 17 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	14:09:26

LAST REV

Date	Time
05/02/17	12:54:04

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99

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