

173

2

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

37,200 /

1,779,700

ASSESSed:

37,200 /

1,779,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MEADOWBROOK RD, LINCOLN
Unit #:		
Owner 1: YARDIMCI EFE		
Owner 2: KRUTIAK JULIE ANN		
Owner 3:		
Street 1: 12 MEADOWBROOK RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7.099 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1967, having primarily BRICK VENR Exterior and 840 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----	---------	---------------	-----------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	37,200			37,200
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
--------	--	------------	--	--------	--

meadorse

2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	102 19 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:	

!101!

PRINT

Date	Time
09/26/25	14:09:41

LAST REV

Date	Time
12/07/23	12:31:07

apro	101
------	-----

