

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

979,600 /

979,600

USE VALUE:

979,600 /

979,600

ASSESSED:

979,600 /

979,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		MEADOWBROOK RD, LINCOLN

OWNERSHIP

Owner 1:	MUIR AYR M
Owner 2:	MUIR BROOKE R DYER
Owner 3:	
Street 1:	1 MEADOWBROOK RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SALEMME VICTOR -
Owner 2:	-
Street 1:	1 MEADOWBROOK RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1913, having primarily WOOD SHING Exterior and 1959 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 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		48787		SQUARE FE	PRIME SITE		0	8.76	1.45	R2									618,774						618,800	

Total AC/HA:	1.12000	Total SF/SM:	48787	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	618,774	SpI Credit	Total:	618,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.120	329,700	31,100	618,800	979,600
<b>Total Card</b>					
<b>Total Parcel</b>					
Source: Market Adj Cost		Total Value per SQ unit /Card:		500.05	/Parcel: 500.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	289,000	29100	1.12	612,400	930,500		Year End Roll	12/2/2024
2024	101	FV	283,300	8200	1.12	600,400	891,900		Year end	11/9/2023
2023	101	FV	281,400	8200	1.12	565,100	854,700	854,700	Year end	11/3/2022
2022	101	FV	242,200	8200	1.12	512,100	762,500	762,500	Year End Roll	10/19/2021
2021	101	FV	223,800	8200	1.12	441,500	673,500	673,500	Year End Roll	10/15/2020
2020	101	FV	208,600	8200	1.12	448,500	665,300	665,300	Year End Roll	9/26/2019
2019	101	FV	212,400	8200	1.12	433,700	654,300	654,300	Create Final va	6/4/2019
2018	101	FV	212,400	8200	1.12	433,700	654,300	654,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALEMME VICTOR,	52048-260		1/5/2009		550,000	No	No		
SNELLING ELIZAB	45533-499		7/1/2005		650,000	No	No		
	6516-148		7/19/1941			No	No		

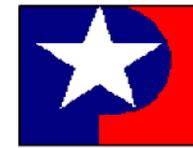
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2021	R-21-0048	ROOF	10,750	C				Strip & re-roof dw
9/9/2020	R-20-0152	GARAGE	322,000	C	8/10/2021			Demolish garage & contract 8x30 farm
12/20/2011	4952	WDK	18,000	C	6/7/2012			replace wood shake
7/7/2011	4785	RENOVATI	32,500	C				
9/15/1994	569	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2012	MEAS+INSPCTD	25	D ERSKINE
11/11/2008	MEAS/EXT INS	25	D ERSKINE
12/1/2005	MEAS/EXT INS	615	
4/11/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	102 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:	

Parcel ID 172 25 0  
 Entered Lot Size  
 Total Land:  
 Land Unit Type:  
 !108!  
 PRINT Date Time 09/26/25 14:10:15  
 LAST REV Date Time 06/13/25 14:04:21  
 apro 108

