

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIGHT JONATHAN F
Owner 2:	LIGHT PAULA L
Owner 3:	
Street 1:	188 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SIEGA FRANCESCO -
Owner 2:	SIEGA MARGARET M -
Street 1:	PO BOX 404
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0404

NARRATIVE DESCRIPTION

This parcel contains 1.987 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily CLAPBOARD Exterior and 3750 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.15		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,050						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.987	941,600	17,900	959,500	1,919,000
Total Card 1.987 941,600 17,900 959,500 1,919,000					
Total Parcel 1.987 941,600 17,900 959,500 1,919,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 511.73		/Parcel: 511.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	866,100	16700	1.987	931,500	1,814,300		Year End Roll	12/2/2024
2024	101	FV	856,100	16700	1.987	912,900	1,785,700		Year end	11/9/2023
2023	101	FV	735,900	16700	1.987	740,900	1,493,500	1,493,500	Year end	11/3/2022
2022	101	FV	621,800	19800	1.987	685,700	1,327,300	1,327,300	Year End Roll	10/19/2021
2021	101	FV	571,900	19800	1.987	640,900	1,232,600	1,232,600	Year End Roll	10/15/2020
2020	101	FV	550,400	19800	1.987	664,900	1,235,100	1,235,100	Year End Roll	9/26/2019
2019	101	FV	521,600	19800	1.987	647,300	1,188,700	1,188,700	Create Final va	6/4/2019
2018	101	FV	521,600	19800	1.987	647,300	1,188,700	1,188,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIEGA FRANCESCO	1365-66		2/13/2009		1,123,700	No	No		
SIEGA FRANCESCO	1202-33		3/17/1999	FORECLOSURE	10	No	No		lot 16&17 subdiv 7-17-91
F.D.I.C. (VANGU	1102-121		10/21/1992	FORECLOSURE	150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2020	R-20-0103	ROOF	20,750	C	8/6/2020			Strip & re-roof dw
7/15/2019	R-19-0093	BATH	41,900	C	12/10/2019			Bathroom & laundry
2/6/2013	5318	MANUAL	1,500	C				sheet metal work f
11/15/2012	5236	RENOVATI	156,800	C	6/12/2013			kit reno; gas fire
8/11/1992	0120	NEW HOME		C	4/29/2009			

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
4/29/2009	LEFT NOTICE	25	D ERSKINE
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
3/30/1996	MEAS/EXT INS	606	
2/14/1994	PERMIT VISIT	600	
1/7/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 1 1
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:	

