

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SHORT HILL RD, LINCOLN

OWNERSHIP

Owner 1:	AHERN MARK W
Owner 2:	
Owner 3:	
Street 1:	5 SHORT HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3803 Type:

PREVIOUS OWNER

Owner 1:	CONE THOMAS E JR -
Owner 2:	CONE BARBARA C -
Street 1:	5 SHORT HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3803

NARRATIVE DESCRIPTION

This parcel contains 2.427 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1969, having primarily WOOD Exterior and 3422 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.59		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,130						4,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.427	653,800		802,500	1,456,300
Total Card	2.427	653,800		802,500	1,456,300
Total Parcel	2.427	653,800		802,500	1,456,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		425.57	/Parcel: 425.57

Legal Description	User Acct
2123	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	578,700	0	2.427	779,300	1,358,000		Year End Roll	12/2/2024
2024	101	FV	572,200	0	2.427	763,500	1,335,700		Year end	11/9/2023
2023	101	FV	494,000	0	2.427	703,500	1,197,500	1,197,500	Year end	11/3/2022
2022	101	FV	419,500	0	2.427	636,300	1,055,800	1,055,800	Year End Roll	10/19/2021
2021	101	FV	394,200	0	2.427	563,500	957,700	957,700	Year End Roll	10/15/2020
2020	101	FV	387,600	0	2.427	563,500	951,100	951,100	Year End Roll	9/26/2019
2019	101	FV	384,300	0	2.427	545,900	930,200	930,200	Create Final va	6/4/2019
2018	101	FV	384,300	0	2.427	545,900	930,200	930,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONE THOMAS E J	29965-108		3/16/1999		390,000	No	No		
PATRIOT LAND CO	11840-561		6/4/1970		72,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2004	3022	ADDITION	150,000	C	6/4/2005			6/4/05 95%
12/1/2003	2823	MANUAL	35,000	C	6/26/2004			foundation for 3 c

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
6/4/2005	MEAS+INSPCTD	615	
6/26/2004	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 15 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:	

