

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	KOSTMAN TAO DAVID
Owner 2:	
Owner 3:	
Street 1:	12 LAUREL DRIVE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSTMAN TR - MARY
Owner 2:	-
Street 1:	131 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 3000 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 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		68824		SQUARE FE	PRIME SITE		0	11.98	1.11	R4									918,234						918,200	

Total AC/HA:	1.57998	Total SF/SM:	68824	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	918,234	SpI Credit	Total:	918,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.580	570,800	15,100	918,200	1,504,100
Total Card 1.580 570,800 15,100 918,200 1,504,100					
Total Parcel 1.580 570,800 15,100 918,200 1,504,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		501.37	/Parcel: 501.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	571,500	14100	1.58	891,400	1,477,000		Year End Roll	12/2/2024
2024	101	FV	564,800	14100	1.58	873,800	1,452,700		Year end	11/9/2023
2023	101	FV	484,700	14100	1.58	709,000	1,207,800	1,207,800	Year end	11/3/2022
2022	101	FV	413,300	17200	1.58	656,100	1,086,600	1,086,600	Year End Roll	10/19/2021
2021	101	FV	309,600	17200	1.58	613,200	940,000	940,000	Year End Roll	10/15/2020
2020	101	FV	304,100	17200	1.58	636,200	957,500	957,500	Year End Roll	9/26/2019
2019	101	FV	301,400	17200	1.58	619,300	937,900	937,900	Create Final va	6/4/2019
2018	101	FV	301,400	17200	1.58	619,300	937,900	937,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOSTMAN TR,MARY	81619-428		6/6/2023	FAMILY		1	No	No	
ARANOW,PHILIP	76313-173		12/1/2020		1,225,000	No	No		
LEAPE MARTHA P,	30002-378		3/30/1999	CHD>SALE	581,000	No	No		
GREINER LARRY	12498-643		8/13/1973		95,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/1999	1669	MANUAL	20,000	C	6/30/1999			office 3 skylites,

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	MEAS/EXT INS	602	
2/29/1996	ENTRY DENIED	606	
8/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
2209	0
	GIS Ref
	GIS Ref
	Insp Date
	03/18/25
	!316!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 7 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	14:29:27

LAST REV

Date	Time
03/25/25	07:08:58

apro	316
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