

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HANLY BURTON J
Owner 2:	
Owner 3:	
Street 1:	6 SHORT HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COOPER - MILDRED JANE
Owner 2:	C/O JOHN D COOPER -
Street 1:	6 SHORT HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.81 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily WOOD SHING Exterior and 1136 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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	Rail track 80 yard	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,905					9,900		
101	ONE FAM		0.69		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									4,830					4,800	Wetland	

Total AC/HA:	2.80955	Total SF/SM:	122384	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	813,135	SpI Credit	Total:	813,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.810	345,800	4,700	813,100	1,163,600
Total Card	2.810	345,800	4,700	813,100	1,163,600
Total Parcel	2.810	345,800	4,700	813,100	1,163,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	1,024.30	/Parcel:	1,024.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	317,600	4400	2.81	789,900	1,111,900		Year End Roll	12/2/2024
2024	101	FV	313,800	4400	2.81	772,600	1,090,800		Year end	11/9/2023
2023	101	FV	293,200	4400	2.81	712,600	1,010,200	1,010,200	Year end	11/3/2022
2022	101	FV	246,000	4500	2.81	645,400	895,900	895,900	Year End Roll	10/19/2021
2021	101	FV	237,000	4500	2.81	572,600	814,100	814,100	Year End Roll	10/15/2020
2020	101	FV	232,700	4500	2.81	572,600	809,800	809,800	Year End Roll	9/26/2019
2019	101	FV	228,800	4500	2.81	555,000	788,300	788,300	Create Final va	6/4/2019
2018	101	FV	228,800	4500	2.81	555,000	788,300	788,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOPER,MILDRED	79607-309		1/28/2022		995,000	No	No		
	11473-300		2/19/1968		14,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2025	P-25-0031	MECHANIC	10,850	C				
3/11/2025	MEC-25-000	MECHANIC	6,000	C				
3/10/2025	E-25-0049	MANUAL	12,000	C				
3/26/2024	R-24-0052	RENO-ADD	250,000	C				Construct an acces
9/30/2022	MEC-22-0011	MECHANIC	16,000	C				Mechanical permit
9/30/2022	SH-22-0011	SHEET MT	13,000	C				Sheet metal work t
5/9/2022	R-22-0099	RENO-ADD	746,700	O				Restoration & reno
4/22/2022	R-22-0080	DEMOLITI	32,000	C				Gut kitchen; bath

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
11/19/2008	MEAS+INSPECTD	25	D ERSKINE
6/18/2004	MEAS+INSPECTD	600	
11/10/2001	M&L COMPLETE	613	
3/20/1996	MEAS+INSPECTD	606	
8/14/1995	ABATE-INSPEC	605	BOA
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	113 1 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** 171 16 0

Entered Lot Size

Total Land:

Land Unit Type:

!345!

PRINT

Date	Time
09/26/25	14:32:01

**LAST REV**

Date	Time
06/13/25	14:25:10

apro

345

**PAT ACCT.**

