

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LONG MEADOW RD, LINCOLN

OWNERSHIP

Owner 1:	PICKETT TR ANDREW C
Owner 2:	RAPIER TR DONELLA M
Owner 3:	ANDREW C PICKETT 2017 TRUST
Street 1:	12 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	PICKETT - ANDREW C
Owner 2:	-
Street 1:	12 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This parcel contains 1.23 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1969, having primarily CLAPBOARD Exterior and 4260 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		53578.80078		SQUARE FE	PRIME SITE		0	11.98	1.35	R4									863,443						863,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.230	981,100	16,500	863,400	1,861,000
Total Card 1.230 981,100 16,500 863,400 1,861,000					
Total Parcel 1.230 981,100 16,500 863,400 1,861,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 436.90		/Parcel: 436.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	905,000	11500	1.23	838,200	1,754,700		Year End Roll	12/2/2024
2024	101	FV	895,300	11500	1.23	821,600	1,728,400		Year end	11/9/2023
2023	101	FV	779,700	11500	1.23	666,700	1,457,900	1,457,900	Year end	11/3/2022
2022	101	FV	669,600	15400	1.23	617,000	1,302,000	1,302,000	Year End Roll	10/19/2021
2021	101	FV	621,700	15400	1.23	576,600	1,213,700	1,213,700	Year End Roll	10/15/2020
2020	101	FV	612,100	15400	1.23	598,200	1,225,700	1,225,700	Year End Roll	9/26/2019
2019	101	FV	580,700	15400	1.23	582,400	1,178,500	1,178,500	Create Final va	6/4/2019
2018	101	FV	580,700	15400	1.23	582,400	1,178,500	1,178,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICKETT,ANDREW	84247-14		6/18/2025	CONVENIENC		10	No	No	
PICKETT ROBERT	28084-196		1/16/1998	CONVENIENC			No	No	
PICKETT ROBERT	18538-466		9/14/1987	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2025	P-25-0044	MANUAL	4,000	C				
12/16/2024	E-24-268	MECHANIC	1,400	C				
11/12/2024	R-24-0216	APARTMEN	1,000	O				Convert ZBA approv
6/14/2022	R-22-0130	SHED	23,000	C				Replace old shed w
5/26/2015	6090	RENOVATI	40,000	C	3/15/2016			Renovate bathroom
3/31/2015	6043	SOLAR PA	8,000	C	10/26/2018			Install solar pane
3/10/2011	4657	KITCHEN	22,000	C	7/5/2011			reno kit
7/17/2007	3726	ROOF		C				strip & re-roof ho
7/29/2002	2546	MANUAL	38,000	C	6/28/2003			rep deck & gazebo,
4/20/1993	216	GARAGE	15,000	C	2/22/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2025	INFO FM PRMT	7	SB
7/5/2011	MEAS/EXT INS	25	D ERSKINE
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS/EXT INS	615	
4/4/1996	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	
12/27/1993	PERMIT VISIT	600	
1/21/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	114 4 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:	

