

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDING TR DOUGLAS BURNHAM
Owner 2:	DOUGLAS BURNHAM HARDING TRUS
Owner 3:	
Street 1:	7 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4809 Type:

PREVIOUS OWNER

Owner 1:	HARDING - SUSAN SHELBY
Owner 2:	-
Street 1:	7 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4809

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1969, having primarily CLAPBOARD Exterior and 2078 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		52272		SQUARE FE	PRIME SITE		0	11.98	1.37	R4									858,746						858,700	

Total AC/HA:	1.20000	Total SF/SM:	52272	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	858,746	SpI Credit	Total:	858,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.200	456,800		858,700	1,315,500
Total Card		1.200	456,800	858,700	1,315,500
Total Parcel		1.200	456,800	858,700	1,315,500
Source:		Market Adj Cost		Total Value per SQ unit /Card:	633.06 /Parcel: 633.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	432,000	0	1.2	833,700	1,265,700		Year End Roll	12/2/2024
2024	101	FV	426,200	0	1.2	817,200	1,243,400		Year end	11/9/2023
2023	101	FV	423,300	0	1.2	663,100	1,086,400	1,086,400	Year end	11/3/2022
2022	101	FV	377,700	0	1.2	613,600	991,300	991,300	Year End Roll	10/19/2021
2021	101	FV	342,500	0	1.2	573,500	916,000	916,000	Year End Roll	10/15/2020
2020	101	FV	339,700	0	1.2	595,000	934,700	934,700	Year End Roll	9/26/2019
2019	101	FV	316,100	0	1.2	579,200	895,300	895,300	Create Final va	6/4/2019
2018	101	FV	316,100	0	1.2	579,200	895,300	895,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARDING,SUSAN S	82309-538		12/14/2023	FAMILY		No	No		
HARDING, DOUGLA	27112-179		3/5/1997	CONVENIENC	100	No	No		
MANION DAVID R	13317-266		10/25/1977		87,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2016	6593	RENOVATI	11,300	C	6/22/2017			Remodel a bathroom
5/12/2014	5742	SOLAR PA	15,000	C	10/26/2018			Installation of ro
12/4/2012	5258	ROOF	21,736	C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	114 9 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 177 12 0

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PRINT

Date	Time
09/26/25	14:34:23

LAST REV

Date	Time
01/23/24	13:42:58

blakeley  
369

PAT ACCT.

