

177

44

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

957,000 / 957,000

USE VALUE:

957,000 / 957,000

ASSESSed:

957,000 / 957,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	COOPER JOHN W
Owner 2:	COOPER VICTORIA J
Owner 3:	
Street 1:	245 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUBER - KENNIE
Owner 2:	RICHARDS - CATHERINE A
Street 1:	245 LINCOLN ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1952, having primarily WOOD SHING Exterior and 1280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									420						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.897	157,800	400	798,800	957,000
Total Card 1.897 157,800 400 798,800 957,000					
Total Parcel 1.897 157,800 400 798,800 957,000					
Source: Market Adj Cost		Total Value per SQ unit /Card:		747.66	/Parcel: 747.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	148,300	300	1.897	775,600	924,200		Year End Roll	12/2/2024
2024	101	FV	138,400	300	1.897	760,400	899,100		Year end	11/9/2023
2023	101	FV	124,100	300	1.897	700,400	824,800	824,800	Year end	11/3/2022
2022	101	FV	103,400	300	1.897	633,200	736,900	736,900	Year End Roll	10/19/2021
2021	101	FV	90,400	300	1.897	560,400	651,100	651,100	Year End Roll	10/15/2020
2020	101	FV	87,200	300	1.897	560,400	647,900	647,900	Year End Roll	9/26/2019
2019	101	FV	87,200	300	1.897	542,800	630,300	630,300	Create Final va	6/4/2019
2018	101	FV	83,900	300	1.897	542,800	627,000	627,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBER,KENNIE	1590-191		6/30/2022		1,000,000	No	No		
MANZELLI,DOROTH	1565-128		11/19/2020		803,000	No	No		
	487-293		5/19/1951			No	No		John's name removed 7/16/12 per request from

BUILDING PERMITS

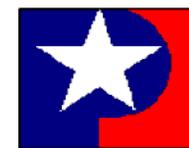
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2023	R-23-0009	WINDOWS	13,662	C				Install replacemen
12/16/2021	R-21-0285	MANUAL	5,000	C	3/21/2022			Replace 1 entry do
5/20/2021	R-21-0096	MANUAL	14,000	C				Install 3 entry do
4/27/2021	R-21-0071	MANUAL	12,807	C	8/16/2021			Rebuilt front stai
12/18/2020	R-20-0234	WINDOWS	28,808	C	3/23/2022			Replace 13 windows
6/20/2005	3209	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
4/3/2018	MEAS/EXT INS	622	K Cuoco
7/26/2007	MEAS+INSPCTD	617	D HASCHIG
4/2/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.89655 Total SF/SM: 82614 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 798,820 Spl Credit Total: 798,800



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 12 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:	

!373!

PRINT

Date	Time
09/26/25	14:34:46

LAST REV

Date	Time
04/25/23	14:35:35

blakeley
373

PAT ACCT.

