

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SNELLING TR CAROLYN R
Owner 2:	SNELLING REALTY TRUST
Owner 3:	
Street 1:	260 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5106 Type:

PREVIOUS OWNER

Owner 1:	SNELLING - CAROLYN R
Owner 2:	-
Street 1:	260 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5106

NARRATIVE DESCRIPTION

This parcel contains .75 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1929, having primarily CLAPBOARD Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 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		32670		SQUARE FE	PRIME SITE		0	9.98	2.01	R3									656,694						656,700	

Total AC/HA:	0.75000	Total SF/SM:	32670	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	656,694	SpI Credit	Total:	656,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.750	294,800	3,000	656,700	954,500
Total Card	0.750	294,800	3,000	656,700	954,500
Total Parcel	0.750	294,800	3,000	656,700	954,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		533.84	/Parcel: 533.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	258,000	2800	.75	637,600	898,400		Year End Roll	12/2/2024
2024	101	FV	252,800	2800	.75	625,100	880,700		Year end	11/9/2023
2023	101	FV	251,100	2800	.75	575,800	829,700	829,700	Year end	11/3/2022
2022	101	FV	223,400	2800	.75	520,500	746,700	746,700	Year End Roll	10/19/2021
2021	101	FV	212,500	2800	.75	460,600	675,900	675,900	Year End Roll	10/15/2020
2020	101	FV	197,700	2800	.75	460,600	661,100	661,100	Year End Roll	9/26/2019
2019	101	FV	199,800	2800	.75	446,100	648,700	648,700	Create Final va	6/4/2019
2018	101	FV	199,800	6800	.75	446,100	652,700	652,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNELLING,CAROLY	80896-577		11/1/2022	CONVENIENC		1	No	No	
SNELLING TR,CAR	80443-443		7/18/2022	CONVENIENC		1	No	No	
SNELLING,CAROLY	57329-597		8/22/2011	FAMILY		1	No	No	
SNELLING CAROLY	57329-579		8/22/2011	FAMILY		1	No	No	
SNELLING CAROLY	37063-401		11/15/2002	CONVENIENC		1	No	No	
SNELLING CAROLY	37063-383		11/15/2002	CONVENIENC		1	No	No	
SNELLING CAROLY	30746-493		9/15/1999	CONVENIENC		1	No	No	
SNELLING CAROLY	29666-290		1/13/1999	CONVENIENC		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2022	R-22-0287	INSULATI	8,970	C				Blown in cellulose
10/12/2017	6879	DEMOLITI	500	C				Demolish inground
10/11/1996	1064-96	MANUAL	8,000	C	5/24/1997			REPL POR

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	EXTRIOR ONLY	6	JN
10/21/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
5/24/1997	MEAS/EXT INS	602	
4/2/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 18 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:	

Legal Description	User Acct
2310	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 177 16 0

Date	Time
09/26/25	14:35:20
02/01/25	15:30:04
apro	
379	

PAT ACCT.

Date	Time
09/26/25	14:35:20
02/01/25	15:30:04
apro	
379	

PRINT

Date	Time
09/26/25	14:35:20

LAST REV

Date	Time
02/01/25	15:30:04

