



**Patriot Properties Inc.**

Map Lot Sublot Building Unit CARD

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SIZE CHRISTINE
Owner 2:	KERBER KELLY
Owner 3:	
Street 1:	264 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KARMAN - LINDA S
Owner 2:	KARMAN - MICHAEL P
Street 1:	89 NIMROD DR
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

**NARRATIVE DESCRIPTION**

This parcel contains .75 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1932, having primarily WOOD SHING Exterior and 1396 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		32670		SQUARE FE	PRIME SITE		0	9.98	2.01	R3									656,694						656,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.750	220,000	1,200	656,700	877,900
<b>Total Card</b> 0.750 220,000 1,200 656,700 877,900					
<b>Total Parcel</b> 0.750 220,000 1,200 656,700 877,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 628.87		/Parcel: 628.87	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	182,100	1200	.75	637,600	820,900		Year End Roll	12/2/2024
2024	101	FV	173,300	1200	.75	625,100	799,600		Year end	11/9/2023
2023	101	FV	172,100	1200	.75	575,800	749,100	749,100	Year end	11/3/2022
2022	101	FV	152,800	1200	.75	520,500	674,500	674,500	Year End Roll	10/19/2021
2021	101	FV	138,200	1200	.75	460,600	600,000	600,000	Year End Roll	10/15/2020
2020	101	FV	128,400	1200	.75	460,600	590,200	590,200	Year End Roll	9/26/2019
2019	101	FV	131,600	1200	.75	446,100	578,900	578,900	Create Final va	6/4/2019
2018	101	FV	131,600	1200	.75	446,100	578,900	578,900	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARMAN,LINDA S	78310-504		7/23/2021		795,000	No	No		
KARMAN,LINDA S	68154-251		10/5/2016	FAMILY		1	No	No	
KARMAN MICHAEL	54300-376		2/17/2010	FAMILY		100	No	No	
MM ORION DEVELO	51588-397		8/19/2008	OTHER	479,900	No	No		Distressed sale - Elderly person forced to ta
MACINNIS HAZEL	51588-339		8/19/2008	SUBSEQUENT S	479,900	No	No		
MACLEOD HESTER	12734-223		12/4/1974		18,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2024	SH-24-0006	SHEET MT	2,500	C				Mini spplits
10/17/2023	R-23-0257	MANUAL	10,500	C				Rebuild front porc
9/6/2023	R-23-0218	KITCHEN	328,000	O				Remodel kitchen; a
3/29/2022	R-22-0061	WEATHERI	2,528	C				Air sealing and we
12/3/2021	R-21-0280	FINISH B	1,500	C				Finish approx. hal
7/13/2021	R-21-0161	ROOF	37,400	C				Strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2018	MEAS/EXT INS	622	K Cuoco
4/3/2009	MEAS+INSPCTD	100	
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

