

177

43

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,565,300 / 1,565,300
USE VALUE: 1,565,300 / 1,565,300
ASSESSed: 1,565,300 / 1,565,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 247, LINCOLN RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, TwN/City, St/Prov, Postal, Type. Row 1: ARMSTRONG SEAN, 247 LINCOLN RD, LINCOLN, MA, 01773-5100

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, TwN/City, St/Prov, Postal. Row 1: MACNEIL - BRUCE M, 247 LINCOLN RD, LINCOLN, MA, 01773-5100

NARRATIVE DESCRIPTION

This parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1948, having primarily ALUMINUM Exterior and 3599 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM 78257.6 SQUARE FEPRIME SITE 0 9.98 1.02 R3 793,187 793,200

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 1.797 763,200 8,900 793,200 1,565,300

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025 101 FV 715,600 8300 1.797 770,100 1,494,000 Year End Roll 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: MACNEIL,BRUCE M 1589-88 6/1/2022 1,496,000 No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 11/1/2022 R-22-0267 INSULATI 6,000 C Insulation work as

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 12/11/2018 MEAS/EXT INS 622 K Cuoco

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

Total AC/HA: 1.79655 Total SF/SM: 78258 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 793,187 Spl Credit Total: 793,200

