

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RITSHER TR CYNTHIA W
Owner 2:	RITSHER W TR/RITSHER K TR
Owner 3:	CYNTHIA RITSHER TRUST
Street 1:	251 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5103 Type:

PREVIOUS OWNER

Owner 1:	RITSHER - CYNTHIA W
Owner 2:	-
Street 1:	251 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5103

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1930, having primarily WOOD Exterior and 1358 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		0.1635		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,723						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	225,000	3,200	804,100	1,032,300
Total Card 2.000 225,000 3,200 804,100 1,032,300					
Total Parcel 2.000 225,000 3,200 804,100 1,032,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		760.16	/Parcel: 760.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	211,500	2900	2.	780,900	995,300		Year End Roll	12/2/2024
2024	101	FV	207,500	2900	2.	764,900	975,300		Year end	11/9/2023
2023	101	FV	185,000	2900	2.	704,900	892,800	892,800	Year end	11/3/2022
2022	101	FV	162,300	2900	2.	637,700	802,900	802,900	Year End Roll	10/19/2021
2021	101	FV	142,100	2900	2.	564,900	709,900	709,900	Year End Roll	10/15/2020
2020	101	FV	136,700	2900	2.	564,900	704,500	704,500	Year End Roll	9/26/2019
2019	101	FV	136,700	2900	2.	547,300	686,900	686,900	Create Final va	6/4/2019
2018	101	FV	136,800	2900	2.	547,300	687,000	687,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RITSHER,CYNTHIA	76498-122		12/22/2020	CONVENIENC	99	No	No		
CARROLL RICHARD	19182-10		7/8/1988		335,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2022	R-22-0070	DEMOLITI	5,000	C	4/26/2022			Remove existing po
11/9/2015	6279	ROOF	9,994	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
11/30/2010	MEAS+INSPCTD	618	G BOURGAULT
11/18/2008	MEAS/EXT INS	25	D ERSKINE
2/8/2002			
4/2/1996	MEAS+INSPCTD	606	
9/7/1995	MEAS+INSPCTD	600	
1/6/1994	INSPECTED	600	
12/14/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	115 22 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:	

