

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT TR MARK C
Owner 2:	QUIRK TR BERNADETTE
Owner 3:	MARK C ELLIOTT TRUST
Street 1:	259 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT - MARK CHAPMAN
Owner 2:	-
Street 1:	259 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1900, having primarily ALUMINUM Exterior and 2483 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									44,205						44,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	332,800	10,500	842,600	1,185,900
Total Card 3.100 332,800 10,500 842,600 1,185,900					
Total Parcel 3.100 332,800 10,500 842,600 1,185,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 477.61		/Parcel: 477.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	311,900	9800	3.1	819,400	1,141,100		Year End Roll	12/2/2024
2024	101	FV	310,000	9800	3.1	797,900	1,117,700		Year end	11/9/2023
2023	101	FV	257,600	9800	3.1	737,900	1,005,300	1,005,300	Year end	11/3/2022
2022	101	FV	223,500	9800	3.1	670,700	904,000	904,000	Year End Roll	10/19/2021
2021	101	FV	212,800	9800	3.1	597,900	820,500	820,500	Year End Roll	10/15/2020
2020	101	FV	179,500	9800	3.1	597,900	787,200	787,200	Year End Roll	9/26/2019
2019	101	FV	173,900	9800	3.1	580,300	764,000	764,000	Create Final va	6/4/2019
2018	101	FV	173,900	9800	3.1	580,300	764,000	764,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT,MARK CH	83572-593		12/11/2024	CONVENIENC		1	No	No	
ELLIOTT,WILLIAM	57540-234		9/29/2011	FAMILY		1	No	No	
RICHARDSON FRED	56936-551		6/1/2011		650,000	No	No		
RICHARDSON FRED	37023-299		11/13/2002	CONVENIENC		1	No	No	
RICHARDSON FRED	12807-437		6/4/1975	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2025	R-24-0002	MANUAL	30,000	C				Add additional sup
10/9/2024	G-24-70			C				
11/10/2022	R-22-0277	SOLAR PA	49,630	C				Install 22 roof-mo
11/13/2022	R-22-0011	RENO-ADD	103,500	C				One story addition
10/28/2019	R-19-0185	WDK	16,500	C	8/12/2020			Remove existing de
11/1/2018	7242	KITCHEN	28,000	C	2/28/2019			Renovate existing
10/26/2012	5211	ROOF		C				remove & re-roof 1
3/1/1996	901-96	ROOF	9,000	C	6/24/1996			
7/21/1993	291	RENOVATI	35,000	C	12/27/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2011	MEAS+INSPCTD	618	G BOURGAULT
7/26/2007	MEAS/EXT INS	617	D HASCHIG
4/2/1996	MEAS+INSPCTD	606	
12/27/1993	PERMIT VISIT	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 25 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:	

