

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YE FAN
Owner 2:	WU XUEYUAN
Owner 3:	
Street 1:	263 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MATOT TR - GAIL J
Owner 2:	DUMONT TR - LAURIE A
Street 1:	4 UNDERWOOD CIRCLE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1967, having primarily WOOD SHING Exterior and 2587 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 3 Bd rms.

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		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	650,100		804,100	1,454,200
Total Card 2.000 650,100 804,100 1,454,200					
Total Parcel 2.000 650,100 804,100 1,454,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 562.16		/Parcel: 562.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	663,700	0	2.	780,900	1,444,600		Year End Roll	12/2/2024
2024	101	FV	646,800	0	2.	764,900	1,411,700		Year end	11/9/2023
2023	101	FV	591,900	0	2.	704,900	1,296,800	1,296,800	Year end	11/3/2022
2022	101	FV	497,700	0	2.	637,700	1,135,400	1,135,400	Year End Roll	10/19/2021
2021	101	FV	439,800	0	2.	564,900	1,004,700	1,004,700	Year End Roll	10/15/2020
2020	101	FV	435,700	0	2.	564,900	1,000,600	1,000,600	Year End Roll	9/26/2019
2019	101	FV	386,600	0	2.	547,300	933,900	933,900	Create Final va	6/4/2019
2018	101	FV	386,600	0	2.	547,300	933,900	933,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATOT TR,GAIL J	79516-44		1/11/2022		1,500,000	No	No		
COTOIA,ANTHONY	71859-534		11/8/2018	CONVENIENC		1	No	No	
	9135-32		4/19/1958		6,000	No	No		

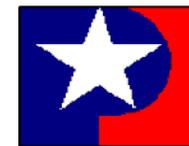
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2023	R-23-0082	SOLAR PA	23,600	C				Install 48 roof mo
6/3/2022	SH-22-0006	SHEET MT	16,000	C				Install ductworks
11/2/2015	6269	ROOF	16,800	C				Strip ice & water

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2025	EXTRIOR ONLY	6	JN
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
4/3/1996	MEAS/EXT INS	606	
11/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115 26 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:	

!388!

PRINT

Date	Time
09/26/25	14:36:11

LAST REV

Date	Time
02/01/25	15:19:41

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