

177

54

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,197,600 / 1,197,600
USE VALUE: 1,197,600 / 1,197,600
ASSESSed: 1,197,600 / 1,197,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 6, WILLARCH RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal. Row 1: HERR TR BETTY E, RADIO REALTY TRUST, 6 WILLARCH RD, LINCOLN, MA, 01773-5105

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: HOPENGARTEN - FREDRIC J, HERR - BETTY E, 6 WILLARCH RD, LINCOLN, MA, 01773-5105

NARRATIVE DESCRIPTION

This parcel contains 1.33 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily CLAPBOARD Exterior and 3220 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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 57934.80078 SQUARE FEPRIME SITE 0 9.98 1.27 R3 732,335 732,300

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 1.330 463,000 2,300 732,300 1,197,600

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 438,200 2200 1.33 711,100 1,151,500 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: HOPENGARTEN,FRE 66032-240 9/4/2015 CONVENIENC 1 No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 9/8/2020 R-20-0150 ROOF 23,000 C Strip & re-roof dw

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 3/27/2025 MEAS/EXT INS 6 JN

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 115 3 0

Total AC/HA: 1.33000 Total SF/SM: 57935 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 732,335 SpL Credit Total: 732,300

