

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PINE RIDGE RD, LINCOLN

OWNERSHIP

Owner 1:	LYON II ROBERT LOWELL
Owner 2:	LYON MORGAN CERVO
Owner 3:	
Street 1:	16 PINE RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5003 Type:

PREVIOUS OWNER

Owner 1:	PAGLIERANI - LAWRENCE A PAIGE
Owner 2:	PAGLIERANI -
Street 1:	16 PINE RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5003

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1977, having primarily WOOD SHING Exterior and 2486 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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		52272		SQUARE FE	PRIME SITE		0	9.98	1.37	R3									715,383						715,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.200	341,000	900	715,400	1,057,300
Total Card 1.200 341,000 900 715,400 1,057,300					
Total Parcel 1.200 341,000 900 715,400 1,057,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 425.23		/Parcel: 425.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	325,700	900	1.2	694,600	1,021,200		Year End Roll	12/2/2024
2024	101	FV	321,100	900	1.2	681,000	1,003,000		Year end	11/9/2023
2023	101	FV	318,700	900	1.2	627,200	946,800	946,800	Year end	11/3/2022
2022	101	FV	279,200	900	1.2	567,000	847,100	847,100	Year End Roll	10/19/2021
2021	101	FV	265,700	900	1.2	501,800	768,400	768,400	Year End Roll	10/15/2020
2020	101	FV	263,400	900	1.2	501,800	766,100	766,100	Year End Roll	9/26/2019
2019	101	FV	249,500	900	1.2	486,000	736,400	736,400	Create Final va	6/4/2019
2018	101	FV	249,500	900	1.2	486,000	736,400	736,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGLIERANI,LAWR	74788-584		6/1/2020		825,000	No	No		
DANOSKY EDWARD	13187-216		5/11/1977		24,810	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	EXTRIOR ONLY	6	JN
8/7/2013	MEAS+INSPCTD	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
1/13/1996	MEAS+INSPCTD	606	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	116 7 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:	

