

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LINWAY RD, LINCOLN

OWNERSHIP

Owner 1:	COLEMAN ANDREW
Owner 2:	COLEMAN SANDRA
Owner 3:	
Street 1:	10 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4814 Type:

PREVIOUS OWNER

Owner 1:	COLEMAN - ANDREW
Owner 2:	COLEMAN - SANDRA
Street 1:	10 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4814

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1984, having primarily CLAPBOARD Exterior and 2406 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		42253		SQUARE FE	PRIME SITE		0	9.98	1.63	R3									685,386						685,400	

Total AC/HA:	0.97000	Total SF/SM:	42253	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	685,386	SpI Credit	Total:	685,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	474,500	500	685,400	1,160,400
Total Card	0.970	474,500	500	685,400	1,160,400
Total Parcel	0.970	474,500	500	685,400	1,160,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		482.29	/Parcel: 482.29

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	449,300	400	.97	665,500	1,115,200		Year End Roll	12/2/2024
2024	101	FV	443,500	400	.97	652,400	1,096,300		Year end	11/9/2023
2023	101	FV	440,600	400	.97	600,900	1,041,900	1,041,900	Year end	11/3/2022
2022	101	FV	394,300	600	.97	543,200	938,100	938,100	Year End Roll	10/19/2021
2021	101	FV	390,100	600	.97	480,700	871,400	871,400	Year End Roll	10/15/2020
2020	101	FV	387,100	600	.97	480,700	868,400	868,400	Year End Roll	9/26/2019
2019	101	FV	366,200	600	.97	465,600	832,400	832,400	Create Final va	6/4/2019
2018	101	FV	366,200	600	.97	465,600	832,400	832,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEMAN, ANDREW	71286-96		7/19/2018	FAMILY	900,000	No	No		
COLEMAN GEORGE	42396-436		4/2/2004	CONVENIENC		1	No	No	
STEINKRAUSS DON	16194-517		5/31/1985		297,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2013	5596	WDK	4,500	C	5/13/2014			rebuild deck and e
9/25/2013	5563	RENOVATI	3,000	C	5/13/2014			remodel kitchen
5/5/2010	4442	RENOVATI	8,900	C	7/5/2011			reno 2 bth

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
5/13/2014	MEAS/EXT INS	25	D ERSKINE
7/14/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/27/2001	M&L COMPLETE	613	
4/3/1996	MEAS+INSPCTD	606	
3/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117 11 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:	

Parcel ID 177 25 0

!428!

PRINT

Date	Time
09/26/25	14:40:03

LAST REV

Date	Time
04/11/25	16:29:14

apro 428

PAT ACCT.

