

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUMONT JOHN E
Owner 2:	
Owner 3:	
Street 1:	14 LINWAY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4814 Type:

PREVIOUS OWNER

Owner 1:	DUMONT JOHN E -
Owner 2:	DUMONT LAURIE A -
Street 1:	14 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4814

NARRATIVE DESCRIPTION

This parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1963, having primarily WOOD SHING Exterior and 1653 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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		48787		SQUARE FE	PRIME SITE		0	9.98	1.45	R3									704,950						705,000	

Total AC/HA:	1.12000	Total SF/SM:	48787	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	704,950	SpI Credit	Total:	705,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.120	286,800		705,000	991,800
Total Card	1.120	286,800		705,000	991,800
Total Parcel	1.120	286,800		705,000	991,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		600.11	/Parcel: 600.11

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	269,700	0	1.12	684,500	954,200		Year End Roll	12/2/2024
2024	101	FV	269,700	0	1.12	671,000	940,700		Year end	11/9/2023
2023	101	FV	249,300	0	1.12	618,100	867,400	867,400	Year end	11/3/2022
2022	101	FV	224,400	0	1.12	558,700	783,100	783,100	Year End Roll	10/19/2021
2021	101	FV	197,000	0	1.12	494,500	691,500	691,500	Year End Roll	10/15/2020
2020	101	FV	203,300	0	1.12	494,500	697,800	697,800	Year End Roll	9/26/2019
2019	101	FV	197,000	0	1.12	478,900	675,900	675,900	Create Final va	6/4/2019
2018	101	FV	197,000	0	1.12	478,900	675,900	675,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUMONT JOHN E,	58296-293		1/17/2012	FAMILY	10	No	No		
KORHONEN MIRIAM	24215-174		1/28/1994		250,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2024	R-24-0123	INSULATI	6,376	C				Attic floor insula
5/21/2024	R-24-0089	SIDING	25,931	C				Install 17 squares

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	INSPECTED	4	JG
5/17/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L EXTERIOR	613	
4/3/1996	MEAS+INSPCTD	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	117 12 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:	

PRINT

Date	Time
09/26/25	14:40:12

LAST REV

Date	Time
11/26/24	14:09:19

blakeley 429

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