

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEHRHOFF JACOB
Owner 2:	GNATOWSKI PHILANA
Owner 3:	
Street 1:	56 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON TR - DONALD H
Owner 2:	WILSON TR - CHERYL L
Street 1:	11 LINWAY RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4811

NARRATIVE DESCRIPTION

This parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1977, having primarily CLAPBOARD Exterior and 2371 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		50094		SQUARE FE	PRIME SITE		0	9.98	1.42	R3									708,862						708,900	

Total AC/HA:	1.15000	Total SF/SM:	50094	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	708,862	SpI Credit	Total:	708,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.150	422,600		708,900	1,131,500
Total Card	1.150	422,600		708,900	1,131,500
Total Parcel	1.150	422,600		708,900	1,131,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		477.24	/Parcel: 477.24

Legal Description
2362
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
08/12/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	399,200	0	1.15	688,300	1,087,500		Year End Roll	12/2/2024
2024	101	FV	393,800	0	1.15	674,800	1,068,600		Year end	11/9/2023
2023	101	FV	391,200	0	1.15	621,500	1,012,700	1,012,700	Year end	11/3/2022
2022	101	FV	345,100	0	1.15	561,800	906,900	906,900	Year End Roll	10/19/2021
2021	101	FV	340,200	0	1.15	497,200	837,400	837,400	Year End Roll	10/15/2020
2020	101	FV	337,400	0	1.15	497,200	834,600	834,600	Year End Roll	9/26/2019
2019	101	FV	318,300	0	1.15	481,600	799,900	799,900	Create Final va	6/4/2019
2018	101	FV	318,300	0	1.15	481,600	799,900	799,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON TR,DONAL	74967-446		6/25/2020		900,000	No	No		
WILSON DONALD H	30305-315		6/1/1999	CONVENIENC		1	No	No	
WILSON DONALD H	30149-420		5/5/1999	CONVENIENC		1	No	No	
WILSON DONALD H	29711-415		1/8/1999	CONVENIENC		1	No	No	
BARTHEL WALTER	12486-214		7/25/1973		19,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2021	R-21-0089	WINDOWS	16,604	C	2/10/2022			Replace 11 windows
4/7/2021	R-21-0060	MANUAL	1,297	C				Insulation & air s
4/4/2019	R-19-0020	MANUAL	5,055	C				Insulation and air
9/2/1999	1793	MANUAL	3,000	C	6/6/2000			Portico 6/6/00 1

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS/EXT INS	616	D MANZELLO
6/6/2000	MEAS/EXT INS	608	
4/3/1996	MEAS/EXT INS	606	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	117 14 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 14:40:24
LAST REV
 Date Time
 06/21/22 14:01:22
 blakeley
 431

Parcel ID 177 28 0

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