Total Card / Total Parcel
APPRAISED: 1,719,200 / 1,719,200
USE VALUE: 1,719,200 / 1,719,200
ASSESSED: 1,719,200 / 1,719,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LONG MEADOW RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.980	894,100	800	824,300	1,719,200
Total Card	0.980	894,100	800	824,300	1,719,200
Total Parcel	0.980	894,100	800	824,300	1,719,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 394.91   /Parcel: 394.91

Legal Description 2368

User Acct 0
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:
Insp Date 03/27/25

OWNERSHIP
Unit #:

Owner 1:	HOENIG STEPHEN J
Owner 2:	DERMAN MELANIE P
Owner 3:	
Street 1:	25 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4809	Type:

PREVIOUS OWNER

Owner 1:	KELLEHER ROBERT J -
Owner 2:	KELLEHER KATHERINE J -
Street 1:	25 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-4809

Parcel ID 177 8 0

!438!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	846,700	800	.98	800,200	1,647,700		Year End Roll	12/2/2024
2024	101	FV	835,900	800	.98	784,400	1,621,100		Year end	11/9/2023
2023	101	FV	830,500	800	.98	636,500	1,467,800	1,467,800	Year end	11/3/2022
2022	101	FV	751,000	1300	.98	589,000	1,341,300	1,341,300	Year End Roll	10/19/2021
2021	101	FV	707,600	1300	.98	550,500	1,259,400	1,259,400	Year End Roll	10/15/2020
2020	101	FV	702,100	1300	.98	571,100	1,274,500	1,274,500	Year End Roll	9/26/2019
2019	101	FV	640,300	1300	.98	556,000	1,197,600	1,197,600	Create Final va	6/4/2019
2018	101	FV	640,300	1300	.98	556,000	1,197,600	1,197,600	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	14:41:03

LAST REV
Date	Time
04/11/25	16:10:28

apro

SALES INFORMATION

TAX DISTRICT   **PAT ACCT.** 438

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEHER ROBERT	29791-372		2/12/1999		589,500	No	No		
HARRINGTON HENR	12023-571		6/19/1971		53,700	No	No		

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1969, having primarily CLAPBOARD Exterior and 4353 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

USER DEFINED

Prior Id # 1:	117 20 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2023	R-23-0131	MANUAL	17,875	C				Install energy sto
12/12/2017	6937	MANUAL	45,000	C				Widen doorways, re
10/8/2015	6245	MANUAL	5,037	C				Insulate the attic
9/16/2014	5903	SOLAR PA	14,000	C				
9/3/2014	5884	ROOF	4,863	C				
5/3/2013	5398	TEMPORAR		C				install a fence al
6/24/2010	4498	RENOVATI	85,000	C	10/27/2011			
11/4/2002	2608	ADDITION	238,000	C	6/28/2003			garage w/bedrooms
8/30/2002	2571	MANUAL		C	6/28/2003			foundation for add
8/19/2002	2566	DEMOLITI		C	6/28/2003			garage

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
7/5/2011	MEAS/EXT INS	25	D ERSKINE
11/18/2008	MEAS/EXT INS	25	D ERSKINE
6/28/2003	MEAS+INSPCTD	615	
6/28/2000	MEAS/EXT INS	611	
2/24/2000	MEAS+INSPCTD	600	
5/17/1996	MEAS+INSPCTD	606	
4/4/1996	MEAS/EXT INS	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   __/____/__

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:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688.80078		SQUARE FE	PRIME SITE		0	11.98	1.61	R4									824,304						824,300	

Total AC/HA: 0.98000   Total SF/SM: 42689   Parcel LUC: 101   ONE FAM   Prime NB Desc: RES CAT 4   Total: 824,304   Spl Credit   Total: 824,300

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - GOOD (+)
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Feature		Rating
Full Bath	3	GOOD
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Feature		Rating
Kits:	1	VERY GOOD
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	13. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	13.2	%

COMMENTS

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 3			HB 1				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.91175342
Const Adj.:	1.01999998
Adj $ / SQ:	119.969
Other Features:	95524
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1030125
Depreciation:	135976
Depreciated Total:	894148

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 870883.7686
Juris. Factor:		Before Depr:	191.95
Special Features:	0	Val/Su Net:	134.13
Final Total:	894100	Val/Su SzAd	241.04

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,912	119.970	229,422
FFL	1ST FLOOR	1,742	119.970	208,985
BMT	BASEMENT	1,288	44.990	57,945
WDK	WOOD DECK	744	17.300	12,869
GAR	GARAGE	725	38.520	27,927
OSP	SCRN PORCH	168	24.070	4,045
HST	HALF STORY	55	119.970	6,598
OFP	OPEN PORCH	32	16.050	514
Net Sketched Area:		6,666	Total:	548,305
Size Ad	3709.3499	Gross Area	6822 FinArea	4353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50 A		
SFL	95				0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 177 8 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	16x8	A	AV	2000	16.05	T	60	101			800			800

More: N	Total Yard Items: 800	Total Special Featues:	Total: 800