

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,823,200 / 1,823,200
 USE VALUE: 1,823,200 / 1,823,200
 ASSESSED: 1,823,200 / 1,823,200



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GROVER ARVIND
Owner 2:	CRANDALL CAROLYN
Owner 3:	
Street 1:	38 LONG MEADOW RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4810 Type:

PREVIOUS OWNER

Owner 1:	DONAHUE - JOHN C
Owner 2:	DONAHUE - PATRICIA M
Street 1:	38 LONG MEADOW RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4810

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1972, having primarily CLAPBOARD Exterior and 3576 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		40510		SQUARE FE	PRIME SITE		0	11.98	1.68	R4									816,476						816,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	993,700	13,000	816,500	1,823,200
Total Card	0.930	993,700	13,000	816,500	1,823,200
Total Parcel	0.930	993,700	13,000	816,500	1,823,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 509.84		/Parcel: 509.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	963,800	12200	.93	792,600	1,768,600		Year End Roll	12/2/2024
2024	101	FV	928,000	12200	.93	776,900	1,717,100		Year end	11/9/2023
2023	101	FV	921,900	12200	.93	630,400	1,564,500	1,564,500	Year end	11/3/2022
2022	101	FV	529,200	14600	.93	583,400	1,127,200	1,127,200	Year End Roll	10/19/2021
2021	101	FV	480,400	14600	.93	545,200	1,040,200	1,040,200	Year End Roll	10/15/2020
2020	101	FV	476,500	14600	.93	565,700	1,056,800	1,056,800	Year End Roll	9/26/2019
2019	101	FV	443,900	14600	.93	550,700	1,009,200	1,009,200	Create Final va	6/4/2019
2018	101	FV	443,900	14600	.93	550,700	1,009,200	1,009,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE,JOHN C	78015-269		6/15/2021		1,695,000	No	No		
FLAHERTY MATTHE	46593-22		12/2/2005		980,000	No	No		
FLAHERTY MATTHE	45694-352		7/26/2005	CONVENIENC		No	No		
KITSES STEVEN J	37787-565		1/24/2003		735,000	No	No		
KITSES, STEVEN	27152-539		3/24/1997	CONVENIENC		1	No		
CONCORD COUNTRY	12555-181		11/16/1973		75,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2014	5773	SHED	5,000	C				Construct a shed
4/16/2014	5714	POOL	33,000	C	10/16/2014			Construct an ingro
5/10/2011	4719	MANUAL	6,000	C	6/7/2012			construct 16x14 fr
3/29/2011	4670	WDK	5,000	C	9/15/2011			construct 8x16 dec
11/30/2010	4616	RENOVATI	81,000	C	9/15/2011			reno 1st fl sunroo
1/12/2007	3607	RENOVATI	45,000	C	5/28/2007			Remodel Kit.

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
5/13/2015	PERMIT VISIT	619	DH
6/7/2012	MEAS/EXT INS	25	D ERSKINE
7/5/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2007	MEAS+INSPCTD	100	
2/28/2004	MEAS+INSPCTD	615	
4/4/1996	MEAS+INSPCTD	606	
4/26/1995	INSPECTED	600	
9/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92998 Total SF/SM: 40510 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 816,476 Spl Credit Total: 816,500

