

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		LINCOLN RD, LINCOLN

OWNERSHIP

Owner 1:	CONNOLLY TR SARAH T
Owner 2:	232 LINCOLN ROAD NOMINEE TRUST
Owner 3:	
Street 1:	232 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SVENSON - BENJAMIN
Owner 2:	-
Street 1:	62 GROZIER RD
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains 5.198 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2012, having primarily WOOD Exterior and 5225 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.861		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									100,135						100,100	
101	ONE FAM		0.5		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,500						3,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.198	2,389,200		1,062,000	3,451,200
Total Card		5.198	2,389,200	1,062,000	3,451,200
Total Parcel		5.198	2,661,000	1,062,000	3,723,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 660.57		/Parcel: 604.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,261,400	0	5.198	1,034,000	3,295,400		Year End Roll	12/2/2024
2024	101	FV	2,145,800	0	5.198	1,000,800	3,146,600		Year end	11/9/2023
2023	101	FV	1,883,400	0	5.198	828,800	2,712,200	2,712,200	Year end	11/3/2022
2022	101	FV	1,701,400	0	5.198	773,600	2,475,000	2,475,000	Year End Roll	10/19/2021
2021	101	FV	1,590,200	0	5.198	728,800	2,319,000	2,319,000	Year End Roll	10/15/2020
2020	101	FV	1,716,200	0	5.198	752,800	2,469,000	2,469,000	Year End Roll	9/26/2019
2019	101	FV	1,782,100	0	5.198	735,200	2,517,300	2,517,300	Create Final va	6/4/2019
2018	101	FV	1,782,100	0	5.198	735,200	2,517,300	2,517,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SVENSON,BENJAMI	75824-178		10/6/2020	MULTI-PARCEL	4,950,000	No	No		
GALLITANO TR,EL	57706-124		10/25/2011	MULTI-PARCEL	2,018,000	No	No		
GALLITANO ALPHO	57059-253		6/29/2011	FAMILY		1	No	No	
GALLITANO ELEAN	31862-381		8/3/2000	CONVENIENC		1	No	No	
JOSHUA'S WAY RE	22384-449		9/11/1992	FAMILY		No	No	No	

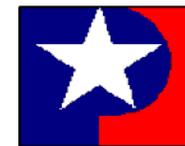
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2017	6734	RENOVATI	79,357	C				Remodel a bathroom
8/6/2013	5504	MANUAL	4,000	C				sheet metal work f
9/19/2012	5166	GARAGE	347,000	C	8/14/2014			detached garage/st
9/19/2012	5165	NEW HOME	1,835,000	C	8/14/2014			single family hous
6/28/2012	5084	DEMOLITI	6,500	C	6/12/2013			demo detached gar
6/28/2012	5083	DEMOLITI	18,500	C	6/13/2013			demo single family
8/13/2008	4021	MANUAL	2,073	C				replace 2 windows
9/5/1996	1037-96	MANUAL	54,000	C	5/27/1997			SUNROOM

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2025	EXTRIOR ONLY	6	JN
6/17/2021	QUESTIONNAIR	624	W Coelho
5/13/2014	MEAS/EXT INS	25	D ERSKINE
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
5/27/1997	MEAS+INSPCTD	602	
4/3/1996	MEAS+INSPCTD	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
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:	

