

187

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 721,700 / 721,700
USE VALUE: 721,700 / 721,700
ASSESSed: 721,700 / 721,700

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 88, , OLD SUDBURY RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Twn/City, St/Prov, Postal, Type. Row 1: UHRICH CHRISTOPHER A, 88 OLD SUDBURY RD, LINCOLN, MA, 01773-4805

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Twn/City, St/Prov, Postal. Row 1: CLINGAN-DARACK LAURIE A TR - 88 OLD SUDBURY ROAD REALTY TR - 88 OLD SUDBURY RD, LINCOLN, MA, 01773-4805

NARRATIVE DESCRIPTION

This parcel contains .28 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1900, having primarily WOOD SHING Exterior and 2848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM 12196.6 SQUARE FE PRIME SITE 0 9.98 3.91 R3 OTHER -20 476,317 476,300 Land straddles Way

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 0.280 245,400 476,300 721,700

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025 101 FV 232,500 0 .28 462,500 695,000 Year End Roll 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: CLINGAN-DARACK 39465-40 6/6/2003 PARTIAL INTR 1,295,000 No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 9/25/2019 R-19-0150 FENCE 5,200 C Construct a fence

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type. Row 1: 3924, 0, GIS Ref, Entered Lot Size, Total Land, Land Unit Type

Parcel ID 187 7 0

Table with columns: Date, Time. Row 1: 09/26/25 14:42:44

PAT ACCT. 457

Table with columns: Date, Time. Row 1: 01/25/22 13:11:34

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 1/25/2022 ABATE HEARIN 625 J Frank

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 117 28 0

Total AC/HA: 0.28000 Total SF/SM: 12197 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 476,317 Spl Credit Total: 476,300

