Map	Lot	Sublot	Building	Unit	CARD
177	21	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,106,300	/	1,106,300
USE VALUE:	1,106,300	/	1,106,300
ASSESSED:	1,106,300	/	1,106,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	TELFER TR BRIAN A
Owner 2:	TEMPELMAN TR LINDA A
Owner 3:	B TELFER TRUST/L TEMPELMAN TRT
Street 1:	274 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TELFER - BRIAN A
Owner 2:	TEMPELMAN - LINDA A
Street 1:	274 LINCOLN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1958, having primarily CLAPBOARD Exterior and 2337 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.080	406,600		699,700	1,106,300
Total Card	1.080	406,600		699,700	1,106,300
Total Parcel	1.080	406,600		699,700	1,106,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.38 | /Parcel: 473.38

Legal Description: 2628

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/13/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177 21 0

!461!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	385,100	0	1.08	679,400	1,064,500		Year End Roll	12/2/2024
2024	101	FV	380,200	0	1.08	666,100	1,046,300		Year end	11/9/2023
2023	101	FV	377,700	0	1.08	613,500	991,200	991,200	Year end	11/3/2022
2022	101	FV	341,500	0	1.08	554,600	896,100	896,100	Year End Roll	10/19/2021
2021	101	FV	337,700	0	1.08	490,800	828,500	828,500	Year End Roll	10/15/2020
2020	101	FV	335,100	0	1.08	490,800	825,900	825,900	Year End Roll	9/26/2019
2019	101	FV	317,000	0	1.08	475,400	792,400	792,400	Create Final va	6/4/2019
2018	101	FV	317,000	0	1.08	475,400	792,400	792,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:43:04

LAST REV

Date	Time
05/29/25	12:01:40
apro	

PAT ACCT. 461

USER DEFINED

Prior Id # 1:	117 5 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TELFER,BRIAN A	77506-195		4/14/2021	CONVENIENC	10	No	No		
TEOPACO JOHN L,	31232-242		3/21/2000		540,000	No	No		
JARVIS NANCY L	27476-479		7/14/1997		405,000	No	No		
JARVIS NANCY L	27476-478		7/14/1997	CONVENIENC	1	No	No		
LANKHORST BEVER	22210-308		7/15/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2024	R-24-0129	WDK	59,967	C				Rebuild existing d
9/17/2021	R-21-0216	SOLAR PA	38,091	C	5/10/2022			Install 32 roof-mo
3/27/2013	5349	RENOVATI	56,278	C	5/13/2014			bath remodel; stri
11/18/2009	4332	RENO-ADD	90,000	C	7/21/2010			add 2nd fl to gar;
8/6/2008	4015	MANUAL	10,324	C	5/26/2009			install 3 win & on
5/23/2007	3692	RENOVATI	50,000	C	6/14/2007			reno kit & install
12/15/1994	650-94	WDK	2,900	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
7/26/2007	MEAS/EXT INS	617	D HASCHIG
6/14/2007	MEAS+INSPCTD	100	
5/18/1996	MEAS+INSPCTD	606	
5/20/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		47044		SQUARE FE	PRIME SITE		0	9.98	1.49	R3									699,732						699,700	

Total AC/HA:	1.07998	Total SF/SM:	47044	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	699,732	Spl Credit		Total:	699,700

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

BARN TORN DOWN 4/28/90 .

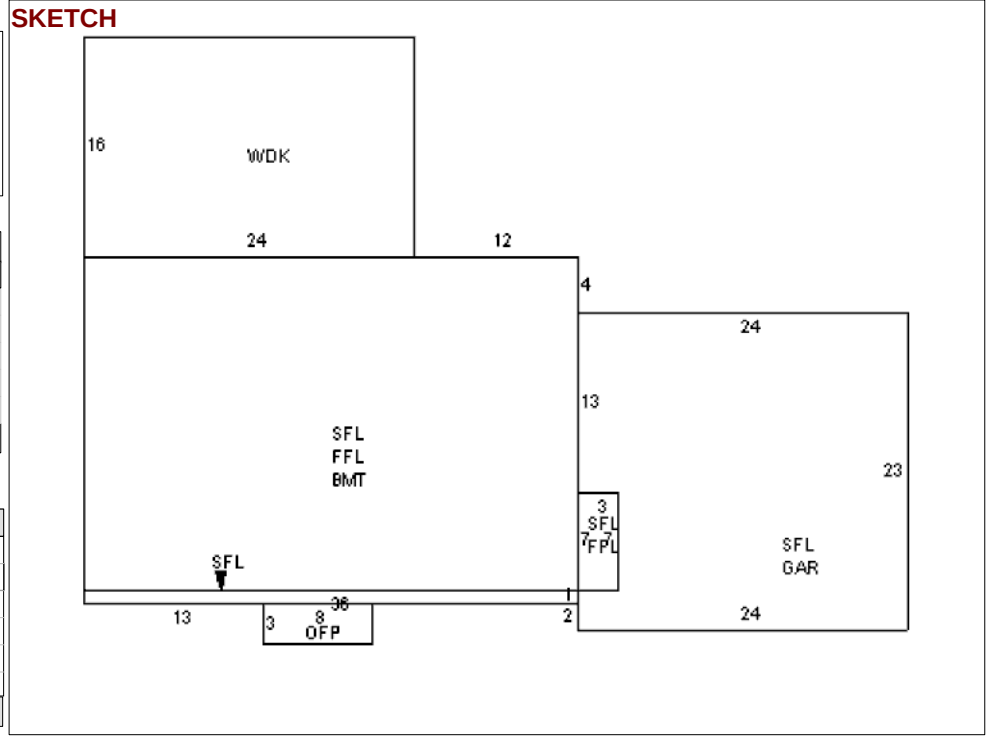
RESIDENTIAL GRID

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:	10	BRs:	4	Baths:	2	HB	1

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

INTERIOR INFORMATION

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:	B		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.4	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.00673938
Const Adj.:	1.03275001
Adj $ / SQ:	134.123
Other Features:	66000
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523961
Depreciation:	117367
Depreciated Total:	406594

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	739653.0888

Juris. Factor:		Before Depr:	160.95
Special Features:	0	Val/Su Net:	98.21
Final Total:	406600	Val/Su SzAd	173.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,452	134.120	194,746
FFL	1ST FLOOR	885	134.120	118,699
BMT	BASEMENT	864	33.530	28,970
GAR	GARAGE	531	38.520	20,454
WDK	WOOD DECK	384	19.220	7,380
OFP	OPEN PORCH	24	16.050	385

Net Sketched Area:	4,140			Total:	370,634
Size Ad	2337	Gross Area	4140	FinArea	2337

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177 21 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

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

IMAGE

AssessPro Patriot Properties, Inc