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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,321,900 / 1,321,900
USE VALUE: 1,321,900 / 1,321,900
ASSESSed: 1,321,900 / 1,321,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 47, , OLD SUDBURY RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: PINGEON JAMES R, GRAVER ELIZABETH, 47 OLD SUDBURY RD, LINCOLN, MA, 01773-4806

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal, Type. Row 1: DETWILER PHYLLIS -, 47 OLD SUDBURY RD, LINCOLN, MA, 01773-4806

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1780, having primarily CLAPBOARD Exterior and 2790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 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, , 80000, , SQUARE FE, PRIME SITE, , 0, 9.98, 1.00, R3, , , , , , 798,400, , , , , , 798,400

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 1.840, 516,800, 6,600, 798,500, 1,321,900

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, 536,000, 6200, 1.84, 775,300, 1,317,500, , 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: DETWILER PHYLLI, 29889-594, , 3/7/1999, , 737,500, No, No, ,

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 12/27/2024, G-25-0001, MANUAL, 3,000, C, , , ,

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 3/27/2025, MEAS/EXT INS, 6, JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 118 2 0

Total AC/HA: 1.83955 Total SF/SM: 80131 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 798,505 Spl Credit Total: 798,500

