

178

7

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 953,000 / 953,000
USE VALUE: 953,000 / 953,000
ASSESSed: 953,000 / 953,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 39, , OLD SUDBURY RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, Town/City, St/Prov, Postal. Row 1: BOYCE II TR MANLEY B, 31 OLD SUDBURY RD, LINCOLN, MA, 01773-4806

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, Town/City, St/Prov, Postal. Row 1: HARRIS TR - DAVID R W, 39 OLD SUDBURY RD, LINCOLN, MA, 01773-4806

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1919, having primarily WOOD SHING Exterior and 2672 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 42688 SQUARE FEPRIME SITE 0 9.98 1.61 R3 686,686 686,700

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 0.980, 265,800, 500, 686,700, 953,000

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, 250,700, 800, .98, 666,700, 918,200, 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: HARRIS TR,DAVID, 82057-358, 10/2/2023, 850,000, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 12/14/2017, 6939, SOLAR PA, 7,287, C, Install solar pane

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



Table with columns: USER DEFINED, Prior Id # 1-3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

Total AC/HA: 0.97998 Total SF/SM: 42688 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 686,686 Spl Credit Total: 686,700

