



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		TWIN POND LN, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: WHITE DANIEL J		
Owner 2: KERN ALEXANDRA M		
Owner 3:		
Street 1: 7 TWIN POND LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.080	560,900	800	1,085,900	1,647,600
Total Card 3.080 560,900 800 1,085,900 1,647,600					
Total Parcel 3.080 560,900 800 1,085,900 1,647,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 647.13		/Parcel: 647.13	

Legal Description	
Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/16/25

**PREVIOUS OWNER**

Owner 1: HUERTAS - PEDRO ENRIQUE		
Owner 2: HUERTAS - REBECCA RUTH		
Street 1: PO BOX 635		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	517,300	700	3.08	1,055,500	1,573,500		Year End Roll	12/2/2024
2024	101	FV	511,800	700	3.08	1,029,300	1,541,800		Year end	11/9/2023
2023	101	FV	445,200	700	3.08	877,300	1,323,200	1,323,200	Year end	11/3/2022
2022	101	FV	384,600	700	3.08	805,300	1,190,600	1,190,600	Year End Roll	10/19/2021
2021	101	FV	344,500	700	3.08	837,300	1,182,500	1,182,500	Year End Roll	10/15/2020
2020	101	FV	339,100	700	3.08	837,300	1,177,100	1,177,100	Year End Roll	9/26/2019
2019	101	FV	329,300	700	3.08	834,100	1,164,100	1,164,100	Create Final va	6/4/2019
2018	101	FV	329,300	700	3.08	834,100	1,164,100	1,164,100	Year End Roll	9/28/2017

Parcel ID 180 17 0

!553!	
PRINT	
Date	Time
09/26/25	14:52:14
LAST REV	
Date	Time
04/18/25	09:11:34
apro	
553	

**USER DEFINED**

Prior Id # 1:	120 1 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 3.08 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1961, having primarily CONC BLOCK Exterior and 2546 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUERTAS,PEDRO E	66514-97		12/11/2015		1,185,000	No	No		
HUERTAS,PEDRO E	57113-544		7/8/2011	FAMILY		1	No	No	
LOUSADA ISABELL	52187-80		2/4/2009		1,010,000	No	No		
RICE CLIFTON V,	47742-237		6/30/2006		1,025,000	No	No		
THOMAS M. PAINE	15672-320		7/9/1984		249,000	No	No		

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2016	6564	ROOF	3,500	C				Strip & re-roof
2/16/2009	4124	MANUAL	2,000	C	5/28/2009			
6/1/1995	731-95	ROOF		C	9/5/1995			
9/28/1994	580-94	ADDITION	19,380	C	9/5/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
4/28/2016	SALES INSP	618	G BOURGAULT
5/28/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
1/20/1996	ENTRY DENIED	607	
9/5/1995	PERMIT VISIT	606	

**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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.243		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									43,505						43,500	

Sign: VERIFICATION OF VISIT NOT DATA

