



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		TWIN POND LN, LINCOLN
Unit #:		
Owner 1: THOMAS TR NANCY C		
Owner 2:		
Owner 3: FIFTEEN TWIN POND LAND TRUST		
Street 1: 15 TWIN POND LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4401	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.090	570,300	25,700	1,086,300	1,682,300
Total Card 3.090 570,300 25,700 1,086,300 1,682,300					
Total Parcel 3.090 570,300 25,700 1,086,300 1,682,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 704.19		/Parcel: 704.19	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	525,100	23900	3.09	1,055,900	1,604,900		Year End Roll	12/2/2024
2024	101	FV	519,200	23900	3.09	1,029,600	1,572,700		Year end	11/9/2023
2023	101	FV	448,400	23900	3.09	877,600	1,349,900	1,349,900	Year end	11/3/2022
2022	101	FV	387,300	31200	3.09	805,600	1,224,100	1,224,100	Year End Roll	10/19/2021
2021	101	FV	345,100	31200	3.09	837,600	1,213,900	1,213,900	Year End Roll	10/15/2020
2020	101	FV	339,300	31200	3.09	837,600	1,208,100	1,208,100	Year End Roll	9/26/2019
2019	101	FV	329,200	31200	3.09	834,400	1,194,800	1,194,800	Create Final va	6/4/2019
2018	101	FV	329,200	31200	3.09	834,400	1,194,800	1,194,800	Year End Roll	9/28/2017

Parcel ID 180 16 0

!564!  
 PRINT  
 Date Time  
 09/26/25 14:53:23  
 LAST REV  
 Date Time  
 04/18/25 09:08:25  
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 564

**USER DEFINED**

Prior Id # 1:	120 2 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 3.09 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1962, having primarily WOOD Exterior and 2389 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NANCY COONS	19708-187		3/20/1989	FAMILY		No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/1999	1691	GARAGE	35,000	C	5/31/2000			5/31/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
8/16/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
5/31/2000	MEAS/EXT INS	610	
6/9/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS+INSPCTD	607	
4/21/1995	INSPECTED	600	

**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

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 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		1.253		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									43,855						43,900	

