

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	FREEDMAN TR JOEL S
Owner 2:	FREEDMAN TR ANN M RISSO
Owner 3:	THIRTY-EIGHT LAUREL DR RE TRST
Street 1:	38 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4511 Type:

PREVIOUS OWNER

Owner 1:	FREEDMAN - JOEL S
Owner 2:	FREEDMAN - ANN M RISSO
Street 1:	38 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4511

NARRATIVE DESCRIPTION

This parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1958, having primarily WOOD Exterior and 2666 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 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

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		62290		SQUARE FE	PRIME SITE		0	11.98	1.20	R4									894,750						894,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.430	484,100	20,400	894,800	1,399,300
Total Card 1.430 484,100 20,400 894,800 1,399,300					
Total Parcel 1.430 484,100 20,400 894,800 1,399,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 524.95		/Parcel: 524.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	445,600	19100	1.43	868,600	1,333,300		Year End Roll	12/2/2024
2024	101	FV	440,600	19100	1.43	851,400	1,311,100		Year end	11/9/2023
2023	101	FV	380,000	19100	1.43	690,900	1,090,000	1,090,000	Year end	11/3/2022
2022	101	FV	325,300	21600	1.43	639,300	986,200	986,200	Year End Roll	10/19/2021
2021	101	FV	315,000	21600	1.43	597,500	934,100	934,100	Year End Roll	10/15/2020
2020	101	FV	309,600	21600	1.43	619,900	951,100	951,100	Year End Roll	9/26/2019
2019	101	FV	304,500	21600	1.43	603,500	929,600	929,600	Create Final va	6/4/2019
2018	101	FV	304,500	21600	1.43	603,500	929,600	929,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEDMAN,JOEL S	1587-45		1/11/2022	CONVENIENC		1	No	No	
HAYS TIMOTHY P	1101-50		9/21/1992		367,500		No	No	

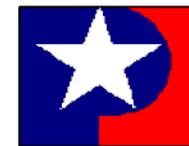
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2022	SH-22-0007	SHEET MT	27,100	C				Sheet metal work t
4/8/2013	5359	GARAGE	60,000	C	5/19/2014			construct 2 car ga
1/5/2010	4366	RENOVATI	10,000	C				install 10 replace
4/12/2001	2200	ADDITION	167,500	C	3/23/2002			& renovations 6/8/
1/24/1997	1121-97	WDK-EFP	11,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
5/19/2014	MEAS/EXT INS	25	D ERSKINE
1/12/2009	MEAS/EXT INS	25	D ERSKINE
3/23/2002	MEAS/EXT INS	615	
6/8/2001	MEAS+INSPCTD	613	
6/24/1997	MEAS/EXT INS	602	
2/26/1996	MEAS+INSPCTD	606	
6/29/1994	FIELDREV CHG	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	121 9 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:	

Parcel ID 181 17 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !594!
 PRINT Date Time 09/26/25 14:56:03
 LAST REV Date Time 03/25/25 08:36:23
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