

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,827,100 / 1,827,100
USE VALUE: 1,827,100 / 1,827,100
ASSESSed: 1,827,100 / 1,827,100

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 14, WARBLER SPRINGS RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal. Row 1: FARAHMAMAND TR ARYA, FARRAHI TR SHIRIN, FARAHMAMAND & FARRAHI TRUSTS, 14 WARBLER SPRINGS RD, LINCOLN, MA, 01773-4318

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: FARAHMAMAND - ARYA, FARRAHI - SHIRIN, 14 WARBLER SPRINGS RD, LINCOLN, MA, 01773-4318

NARRATIVE DESCRIPTION

This parcel contains 2.769 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 4528 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, R-1, Single Fam, 100, water, Sewer, n, Electrici, Exmpt, Flood Haz, D, s, t, Street 1, Gas: 4, PAVED, MEDIUM

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, 13.03, 1.00, R5, 1,042,400, 1,042,400. Row 2: 101, ONE FAM, 0.893, ACRES, UNDEV, 0.2, 35,000, 0.20, R5, 6,251, 6,300, Wetland. Row 3: 101, ONE FAM, 0.039, ACRES, EXCESS ACRE, 0, 35,000, 1.00, R5, 1,365, 1,400

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 2.769, 777,000, 1,050,100, 1,827,100. Row 2: Total Card, 2.769, 777,000, 1,050,100, 1,827,100. Row 3: Total Parcel, 2.769, 777,000, 1,050,100, 1,827,100. Row 4: Source: Market Adj Cost, Total Value per SQ unit /Card: 403.51, /Parcel: 403.51

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land, Land Unit Type. Row 1: 2564, 0, GIS Ref, Entered Lot Size, Total Land, Land Unit Type

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, 733,300, 0, 2.769, 1,019,700, 1,753,000, Year End Roll, 12/2/2024. Row 2: 2024, 101, FV, 722,900, 0, 2.769, 998,600, 1,721,500, Year end, 11/9/2023. Row 3: 2023, 101, FV, 717,700, 0, 2.769, 846,600, 1,564,300, 1,564,300, Year end, 11/3/2022. Row 4: 2022, 101, FV, 630,600, 0, 2.769, 774,600, 1,405,200, 1,405,200, Year End Roll, 10/19/2021. Row 5: 2021, 101, FV, 569,300, 0, 2.769, 806,600, 1,375,900, 1,375,900, Year End Roll, 10/15/2020. Row 6: 2020, 101, FV, 564,400, 0, 2.769, 806,600, 1,371,000, 1,371,000, Year End Roll, 9/26/2019. Row 7: 2019, 101, FV, 523,300, 0, 2.769, 803,400, 1,326,700, 1,326,700, Create Final va, 6/4/2019. Row 8: 2018, 101, FV, 523,300, 0, 2.769, 803,400, 1,326,700, 1,326,700, Year End Roll, 9/28/2017

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: FARAHMAMAND,ARYA, 76767-594, 1/25/2021, CONVENIENC, 99, No, No. Row 2: SOUKUP MARK A, 51633-534, 8/29/2008, MULTI-PARCEL, 1,260,000, No, No. Row 3: STOIBER WOLFGAN, 30313-130, 6/18/1999, PARTIAL INTR, 1,007,500, No, No. Row 4: OMANSKY, LEON M, 26991-222, 1/15/1997, 775,000, No, No, 2ND PAR 124-16-181. Row 5: WARBLER SPRINGS, 22949-162, 3/1/1993, CHANGE IN US, 217,500, No, No

BUILDING PERMITS

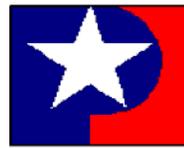
Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 5/22/2025, E-24-0102, MANUAL, 2,000, C. Row 2: 9/19/2023, R-23-0227, ROOF, 45,200, C, Strip & replace 38. Row 3: 2/18/2022, R-22-0030, WEATHERI, 4,000, C, 3/16/2022, Weatherization & a. Row 4: 7/11/2018, 7128, SOLAR PA, 6,000, C, 9/11/2018, Install solar pane. Row 5: 6/12/2009, 4209, WDK, 4,000, C, repair existing de. Row 6: 3/4/1998, 1348, FINISH B, 18,000, C, 6/2/1998, 100% 6/2/98. Row 7: 1/25/1993, 194, NEW HOME, 220,000, C, 4/28/1994

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 3/6/2018, MEAS/EXT INS, 622, K Cuoco. Row 2: 11/6/2008, MEAS+INSPCTD, 100. Row 3: 6/30/2007, MEAS/EXT INS, 616, D MANZELLO. Row 4: 6/2/1998, MEAS+INSPCTD, 602. Row 5: 12/15/1995, ENTRY DENIED, 606. Row 6: 4/28/1994, FIELDREV CHG, 600. Row 7: 1/3/1994, LEFT NOTICE, 600

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.76855 Total SF/SM: 120598 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 1,050,016 Spl Credit Total: 1,050,100



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, Date, Time, Date, Time, Date, Time, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: 124 16 18, 09/26/25, 14:59:40, 05/19/25, 14:03:59, apro, 646

