

186

38

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

800,300 /

800,300 /

800,300 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

800,300 /

800,300 /

ASSESSED:

800,300 /

800,300 /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HIDDENWOOD PT, LINCOLN

OWNERSHIP

Owner 1:	JHE WONHO
Owner 2:	JHE YOUNGSHEEN
Owner 3:	
Street 1:	10 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	KOEHLER TR - EDWARD F
Owner 2:	KOEHLER TR - ARTHUR J
Street 1:	10 HIDDENWOOD PT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2078 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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		58371		SQUARE FE	PRIME SITE		0	8.76	1.26	R2									643,959						644,000	

Total AC/HA:	1.34001	Total SF/SM:	58371	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	643,959	SpI Credit	Total:	644,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	156,000	300	644,000	800,300
Total Card	1.340	156,000	300	644,000	800,300
Total Parcel	1.340	156,000	300	644,000	800,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		385.06	/Parcel: 385.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	146,800	300	1.34	637,300	784,400		Year End Roll	12/2/2024
2024	101	FV	410,500	300	1.34	624,800	1,035,600		Year end	11/9/2023
2023	101	FV	316,900	300	1.34	588,100	905,300	905,300	Year end	11/3/2022
2022	101	FV	274,700	300	1.34	533,000	808,000	808,000	Year End Roll	10/19/2021
2021	101	FV	256,400	300	1.34	459,400	716,100	716,100	Year End Roll	10/15/2020
2020	101	FV	233,100	300	1.34	466,800	700,200	700,200	Year End Roll	9/26/2019
2019	101	FV	216,700	300	1.34	451,400	668,400	668,400	Create Final va	6/4/2019
2018	101	FV	216,700	300	1.34	451,400	668,400	668,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOEHLER TR,EDWA	82113-514		10/19/2023		790,000	No	No		
Koehler,Edward	59323-269		6/19/2012	FAMILY	100	No	No		
KOEHLER EDWARD	58467-283		2/10/2012	FAMILY	1	No	No		
WES-LEX CORP.	10901-420		8/19/1965		10,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/24/2023	R-23-0262	ROOF	12,960	C				Strip & re-roof
5/22/2019	R-19-0060	WDK	15,500	C	7/2/2019			Remove & replace d

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS+INSPCTD	4	JG
6/27/2008	MEAS/EXT INS	25	D ERSKINE
11/17/2001	M&L COMPLETE	613	
5/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	125 10 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:	

PRINT

Date	Time
09/26/25	15:01:45

LAST REV

Date	Time
09/04/24	05:22:35

apro
666

!666!

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

