

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		STONEHEDGE, LINCOLN

OWNERSHIP

Owner 1:	KOTOV ALEXEY
Owner 2:	
Owner 3:	
Street 1:	12 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SCHRAGE MICHAEL M -
Owner 2:	SCHRAGE ELIZABETH M -
Street 1:	11 TUDOR RD
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry
Postal:	02467

NARRATIVE DESCRIPTION

This parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1963, having primarily WOOD Exterior and 3361 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400					798,400		
101	ONE FAM		0.13		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									4,550					4,600		
101	ONE FAM		0.73		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									5,110					5,100	Wetland	

Total AC/HA:	2.69655	Total SF/SM:	117462	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	808,060	SpI Credit	Total:	808,100
--------------	---------	--------------	--------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.697	651,900	900	808,100	1,460,900
Total Card 2.697 651,900 900 808,100 1,460,900					
Total Parcel 2.697 651,900 900 808,100 1,460,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		434.66	/Parcel: 434.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	615,100	900	2.697	784,900	1,400,900		Year End Roll	12/2/2024
2024	101	FV	624,500	900	2.697	768,300	1,393,700		Year end	11/9/2023
2023	101	FV	495,400	900	2.697	708,300	1,204,600	1,204,600	Year end	11/3/2022
2022	101	FV	439,800	900	2.697	641,100	1,081,800	1,081,800	Year End Roll	10/19/2021
2021	101	FV	428,400	900	2.697	568,300	997,600	997,600	Year End Roll	10/15/2020
2020	101	FV	395,000	900	2.697	568,300	964,200	964,200	Year End Roll	9/26/2019
2019	101	FV	368,700	900	2.697	550,700	920,300	920,300	Create Final va	6/4/2019
2018	101	FV	368,700	900	2.697	550,700	920,300	920,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHRAGE MICHAEL	1286-84		6/23/2004		820,000	No	No		
MEEKS M LITTLET	1268-166		5/29/2003		780,000	No	No		
MEEKS, M. LITTL	1158-167		7/17/1996	CONVENIENC		1	No	No	
BERT ASCHENBREN	850-176		6/27/1974		89,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2018	7059	ROOF	43,900	C				Strip asphalt shin
9/17/2014	5906	RENO-ADD	75,000	C	6/5/2015			Add music room and
9/9/2014	5890	ROOF	9,200	C				
12/6/2013	5614	MANUAL	6,000	C				replace steel case
12/22/2003	2839	RENOVATI	15,000	C	5/21/2005			kitchen & bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
11/12/2008	MEAS/EXT INS	25	D ERSKINE
5/21/2005	MEAS/EXT INS	615	
4/15/2005	M&L EXTERIOR	615	
6/26/2004	MEAS/EXT INS	615	
12/13/1995	MEAS+INSPCTD	606	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	125 16 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:	

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

Parcel ID 186 22 0

!672!

PRINT

Date	Time
09/26/25	15:02:20

LAST REV

Date	Time
06/27/18	15:52:53

blakeley

672

PAT ACCT.

