

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSE MARGIE JT
Owner 2:	
Owner 3:	
Street 1:	26 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

PREVIOUS OWNER

Owner 1:	ROSE - STUART M
Owner 2:	ROSE - MARGIE JT
Street 1:	26 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

NARRATIVE DESCRIPTION

This parcel contains 1.947 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1966, having primarily WOOD Exterior and 2262 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 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		0.11		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									3,850						3,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.947	551,500	2,700	802,300	1,356,500
Total Card 1.947 551,500 2,700 802,300 1,356,500					
Total Parcel 1.947 551,500 2,700 802,300 1,356,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 599.69		/Parcel: 599.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	520,100	2500	1.947	779,100	1,301,700		Year End Roll	12/2/2024
2024	101	FV	528,300	2500	1.947	763,300	1,294,100		Year end	11/9/2023
2023	101	FV	416,100	2500	1.947	703,300	1,121,900	1,121,900	Year end	11/3/2022
2022	101	FV	364,500	2500	1.947	636,100	1,003,100	1,003,100	Year End Roll	10/19/2021
2021	101	FV	354,000	2500	1.947	563,300	919,800	919,800	Year End Roll	10/15/2020
2020	101	FV	305,400	2500	1.947	563,300	871,200	871,200	Year End Roll	9/26/2019
2019	101	FV	283,000	2500	1.947	545,700	831,200	831,200	Create Final va	6/4/2019
2018	101	FV	283,000	2500	1.947	545,700	831,200	831,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSE,STUART M	1502-8		12/21/2016	FAMILY		1	No	No	
ROSE STUART M,	1191-23		7/17/1998	CONVENIENC		1	No	No	
CHERYL N. DYER	1014-43		6/6/1986		430,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	R-20-0036	KITCHEN	52,000	C	5/6/2021			Remodel kitchen &
5/9/2019	R-19-0051	BATH	30,000	C	12/10/2019			Remodel 2 baths &
10/12/2016	6581	ROOF	12,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	
12/13/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	125 19 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	15:02:37

LAST REV

Date	Time
11/17/21	14:44:50

blakeley 675

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