

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELKUS TR - 45-114 LORNA
Owner 2:	C/O ROPES WEALTH ADVISORS
Owner 3:	
Street 1:	800 BOYLSTON STREET
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02199 Type:

PREVIOUS OWNER

Owner 1:	ELKUS HOWARD F -
Owner 2:	ELKUS LORNA -
Street 1:	35 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1963, having primarily WOOD Exterior and 4103 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,205						9,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	882,900	9,200	807,600	1,699,700
Total Card 2.100 882,900 9,200 807,600 1,699,700					
Total Parcel 2.100 882,900 9,200 807,600 1,699,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 414.30		/Parcel: 414.30	

Legal Description	User Acct
2587	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	832,600	8600	2.1	784,400	1,625,600		Year End Roll	12/2/2024
2024	101	FV	846,100	8600	2.1	767,900	1,622,600		Year end	11/9/2023
2023	101	FV	661,400	8600	2.1	707,900	1,377,900	1,377,900	Year end	11/3/2022
2022	101	FV	577,300	12900	2.1	640,700	1,230,900	1,230,900	Year End Roll	10/19/2021
2021	101	FV	558,700	12900	2.1	567,900	1,139,500	1,139,500	Year End Roll	10/15/2020
2020	101	FV	511,300	12900	2.1	567,900	1,092,100	1,092,100	Year End Roll	9/26/2019
2019	101	FV	474,300	12900	2.1	550,300	1,037,500	1,037,500	Create Final va	6/4/2019
2018	101	FV	474,300	12900	2.1	550,300	1,037,500	1,037,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELKUS HOWARD F,	1198-182		12/29/1998	CONVENIENC		1	No	No	
JUNE M. BURROUG	810-148		10/1/1971		85,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2017	6668	RENOVATI	49,471	C	6/6/2017			Remodel 2 bathroom
5/3/1996	942-96	MANUAL		C	7/1/1996			2ND SH
5/3/1996	938-96	MANUAL		C	7/1/1996			DEM SHED
5/1/1996	937-96	POOL	15,000	C	7/1/1996			
9/7/1995	805-95	RENO-ADD	90,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
5/27/1997	MEAS/EXT INS	602	
12/26/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	125 21 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	15:02:54

LAST REV

Date	Time
06/16/20	11:16:53

blakeley 678

blakeley 678

