

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BAER LISA
Owner 2:	KUTENPLON STEPHEN
Owner 3:	
Street 1:	31 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1964, having primarily WOOD Exterior and 3406 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		78388.28		SQUARE FE	PRIME SITE		0	9.98	1.01	R3									793,573						793,600	

Total AC/HA:	1.79955	Total SF/SM:	78388	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	793,573	SpI Credit	Total:	793,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	601,500	22,400	793,600	1,417,500
Total Card	1.800	601,500	22,400	793,600	1,417,500
Total Parcel	1.800	601,500	22,400	793,600	1,417,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		416.15	/Parcel: 416.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	565,800	20900	1.8	770,500	1,357,200		Year End Roll	12/2/2024
2024	101	FV	575,500	20900	1.8	755,400	1,351,800		Year end	11/9/2023
2023	101	FV	444,000	20900	1.8	695,800	1,160,700	1,160,700	Year end	11/3/2022
2022	101	FV	382,700	20900	1.8	629,000	1,032,600	1,032,600	Year End Roll	10/19/2021
2021	101	FV	367,900	20900	1.8	556,600	945,400	945,400	Year End Roll	10/15/2020
2020	101	FV	334,000	20900	1.8	556,600	911,500	911,500	Year End Roll	9/26/2019
2019	101	FV	307,800	20900	1.8	539,100	867,800	867,800	Create Final va	6/4/2019
2018	101	FV	307,800	20900	1.8	539,100	867,800	867,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRITCH WILLIAM	1172-93		6/6/1997		550,000	No	No		
FRANK STEINHILP	1001-58		7/31/1985		360,000	No	No		

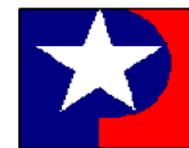
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	6764	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/EXT INS	25	D ERSKINE
4/16/2005	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 22 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
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	186 26 0
PRINT	
Date	09/26/25
Time	15:03:00
LAST REV	
Date	04/06/18
Time	14:02:48
apro	
679	

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