

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOODIE MICHAEL M
Owner 2:	MOODIE LINDA V
Owner 3:	
Street 1:	21 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	MABBS - EDWARD
Owner 2:	MABBS - MARGARET
Street 1:	21 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 3.4 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1963, having primarily WOOD Exterior and 2693 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		1.193		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									41,755					41,800		
101	ONE FAM		0.37		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,590					2,600	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.400	903,200	17,800	842,800	1,763,800
Total Card 3.400 903,200 17,800 842,800 1,763,800					
Total Parcel 3.400 903,200 17,800 842,800 1,763,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 655.05		/Parcel: 655.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	830,800	16600	3.4	819,600	1,667,000		Year End Roll	12/2/2024
2024	101	FV	821,300	16600	3.4	798,000	1,635,900		Year end	11/9/2023
2023	101	FV	706,900	16600	3.4	738,000	1,461,500	1,461,500	Year end	11/3/2022
2022	101	FV	606,300	21500	3.4	670,800	1,298,600	1,298,600	Year End Roll	10/19/2021
2021	101	FV	558,400	21500	3.4	598,000	1,177,900	1,177,900	Year End Roll	10/15/2020
2020	101	FV	548,800	21500	3.4	598,000	1,168,300	1,168,300	Year End Roll	9/26/2019
2019	101	FV	520,200	21500	3.4	580,400	1,122,100	1,122,100	Create Final va	6/4/2019
2018	101	FV	515,900	21500	3.4	580,400	1,117,800	1,117,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MABBS,EDWARD	1458-138		8/26/2014		1,057,000	No	No		
REAM WILLIAM L,	1258-196		10/1/2002		1,104,000	No	No		
MELVIN HERLIN	1084-158		8/5/1991		350,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2023	R-23-0162	MANUAL	1,200	C	7/6/2023			Tree house, 8'x10"
12/16/2015	6308	SOLAR PA	53,622	C	1/26/2016			Install solar pane
6/5/2015	6103	ROOF	58,000	C	6/10/2016			Strip & re-roof ho
10/20/1998	1555	GARAGE	25,000	C	2/27/1999			
9/3/1998	1513	MANUAL	10,000	C	2/27/1999			garage foundation
10/11/1996	1067-96	MANUAL	12,000	C	5/27/1997			DECK
2/9/1994	424	ADDITION	118,000	C	9/5/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
2/27/1999	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
5/18/1996	MEAS+INSPCTD	606	
12/13/1995	ENTRY DENIED	606	
9/5/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	125 24 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:	

