

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOMBOS TR DANIEL L
Owner 2:	GOMBOS TR JULIA S
Owner 3:	D GOMBOS & J GOMBOS REV TRSTS
Street 1:	17 STONEHEDGE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	SOUCY - JOSEPH
Owner 2:	CAIVANO - NORANA
Street 1:	17 STONEHEDGE ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 2.497 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 3836 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 7 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		0.66		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									23,100						23,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.497	1,138,600	3,800	821,500	1,963,900
Total Card 2.497 1,138,600 3,800 821,500 1,963,900					
Total Parcel 2.497 1,138,600 3,800 821,500 1,963,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 512.03		/Parcel: 512.03	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,071,300	3500	2.497	798,300	1,873,100		Year End Roll	12/2/2024
2024	101	FV	1,231,200	3500	2.497	779,800	2,014,500		Year end	11/9/2023
2023	101	FV	955,800	3500	2.497	719,800	1,679,100	1,679,100	Year end	11/3/2022
2022	101	FV	652,100	3600	2.497	652,600	1,308,300	1,308,300	Year End Roll	10/19/2021
2021	101	FV	578,600	3600	2.497	579,800	1,162,000	1,162,000	Year End Roll	10/15/2020
2020	101	FV	527,500	3600	2.497	579,800	1,110,900	1,110,900	Year End Roll	9/26/2019
2019	101	FV	393,100	3600	2.497	562,200	958,900	958,900	Create Final va	6/4/2019
2018	101	FV	389,600	3600	2.497	562,200	955,400	955,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUCY,JOSEPH	1577-5		8/2/2021		1,810,000	No	No		
CRETELLA,HENRY	1529-24		6/26/2018		1,315,000	No	No		
RUTH R. CRETELL	951-11		10/19/1981	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2024	R-24-0197	WDK	88,895	O				Rebuild existing d
4/11/2023	R-23-0083	KITCHEN	79,682	O				Kitchen remodel, n
8/16/2022	R-22-0193	BATH	39,358	O	2/28/2023			Remodel lower leve
6/15/2021	R-21-0123	BATH	14,030	O	7/1/2021			Bathroom remodel
11/2/2020	W-20-0002	WOOD STO	800	C				Remove old stove i
4/14/2017	6720	ROOF	10,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
3/6/2018	MEAS/EXT INS	622	K Cuoco
11/12/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L EXTERIOR	615	
12/13/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 125 26 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 15:03:22

**LAST REV**

Date Time

06/02/25 14:49:22

apros

683

**Parcel ID** 186 30 0

**Entered Lot Size**

**Total Land:**

**Land Unit Type:**

**Insp Date** 03/06/18

**!683!**

