

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HIDDENWOOD PT, LINCOLN

OWNERSHIP

Owner 1:	MCDERMOTT ELANA
Owner 2:	DIGIANDO MICHAEL
Owner 3:	
Street 1:	12 HIDDENWOOD PT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4314 Type:

PREVIOUS OWNER

Owner 1:	BUCKLER TR - MARILYN L
Owner 2:	-
Street 1:	12 HIDDENWOOD PT
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4314

NARRATIVE DESCRIPTION

This parcel contains 2.267 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1964, having primarily WOOD Exterior and 2399 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.43		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									3,010						3,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.267	550,600		703,800	1,254,400
Total Card 2.267 550,600 703,800 1,254,400					
Total Parcel 2.267 550,600 703,800 1,254,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.93		/Parcel: 522.93	

Legal Description	User Acct
2571	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	517,900	0	2.267	696,600	1,214,500		Year End Roll	12/2/2024
2024	101	FV	526,600	0	2.267	682,600	1,209,200		Year end	11/9/2023
2023	101	FV	408,700	0	2.267	642,600	1,051,300	1,051,300	Year end	11/3/2022
2022	101	FV	355,500	0	2.267	582,600	938,100	938,100	Year End Roll	10/19/2021
2021	101	FV	332,600	0	2.267	502,600	835,200	835,200	Year End Roll	10/15/2020
2020	101	FV	303,200	0	2.267	510,600	813,800	813,800	Year End Roll	9/26/2019
2019	101	FV	282,600	0	2.267	493,800	776,400	776,400	Create Final va	6/4/2019
2018	101	FV	282,600	0	2.267	493,800	776,400	776,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLER TR,MARI	71175-135		6/18/2018		865,000	No	No		
Buckler,Marilyn	60664-112		12/6/2012	FAMILY		1	No	No	
BUCKLER MARILYN	58168-240		12/27/2011	FAMILY		99	No	No	
BUCKLER MARILYN	36893-580		11/1/2002	CONVENIENC		1	No	No	
BUCKLER MARILYN	29618-563		12/30/1998	CONVENIENC		1	No	No	
BUCKLER, MARILY	25178-419		2/14/1995	CONVENIENC		No	No		
BUCKLER, MARILY	24977-274		11/4/1994	CONVENIENC		No	No		
BUCKLER, MARILY	24509-156		5/4/1994	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2023	R-23-0092	SKYLIGHT	8,230	C				Replace 3 existing
11/14/2018	7255	W/S FLUE		C				Install a wood bur
10/3/2014	5932	ROOF	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	INFO AT DOOR	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
9/29/2001	M&L COMPLETE	613	
3/25/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



