

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WELBORN MARGARET E
Owner 2:	WELBORN RALPH B
Owner 3:	
Street 1:	41 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	BUDA - AARON P
Owner 2:	-
Street 1:	41 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1969, having primarily WOOD Exterior and 5388 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	1,638,300		804,100	2,442,400
Total Card		2.000	1,638,300	804,100	2,442,400
Total Parcel		2.000	1,638,300	804,100	2,442,400
Source:		Market Adj Cost		Total Value per SQ unit /Card:	453.35
				/Parcel:	453.35

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,542,300	0	2.	780,900	2,323,200		Year End Roll	12/2/2024
2024	101	FV	1,567,400	0	2.	764,900	2,332,300		Year end	11/9/2023
2023	101	FV	1,225,000	0	2.	704,900	1,929,900	1,929,900	Year end	11/3/2022
2022	101	FV	1,068,700	0	2.	637,700	1,706,400	1,706,400	Year End Roll	10/19/2021
2021	101	FV	985,000	0	2.	564,900	1,549,900	1,549,900	Year End Roll	10/15/2020
2020	101	FV	750,200	0	2.	564,900	1,315,100	1,315,100	Year End Roll	9/26/2019
2019	101	FV	672,700	0	2.	547,300	1,220,000	1,220,000	Create Final va	6/4/2019
2018	101	FV	672,700	0	2.	547,300	1,220,000	1,220,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUDA,AARON P	01629-84		6/23/2025		3,250,000	No	No		
BUDA,AARON P	1577-192		8/20/2021	CONVENIENC		1	No	No	
HENRY,TIMOTHY M	1493-112		7/21/2016		1,245,000	No	No		
MESSINA ELENA C	1315-79		2/10/2006		1,175,000	No	No		
DECK HOUSE, INC	779-59		6/19/1969		74,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2023	R-23-0104	RENO-ADD	11,250	O				Addition above exi
1/28/2020	SH-20-0003	SHEET MT	4,000	O				Sheet metal work f
7/23/2019	R-19-0100	RENO-ADD	170,000	C				Construct 2 story
4/18/2006	3395	RENOVATI	70,000	C				Remodel bathroom&b
9/21/1998	1534	KITCHEN	85,000	C	2/27/1999			
4/7/1995	687-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	Cnfmdbldgdpt	624	W Coelho
1/3/2017	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS+INSPCTD	50	
5/1/1999	MEAS+INSPCTD	602	
12/13/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	127 1 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	15:04:20

LAST REV

Date	Time
07/24/25	16:24:39

blakeley 693

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

