Map	Lot	Sublot	Building	Unit	CARD
189	3	0			1 of 2

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,757,900	/	1,879,800
USE VALUE:	1,757,900	/	1,879,800
ASSESSED:	1,757,900	/	1,879,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DONOHUE TIMOTHY
Owner 2:	DONOHUE JESSICA
Owner 3:	
Street 1:	49 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ANNE KNOWLTON TR -
Owner 2:	FICUCIARY TRUST COMPANY TR -
Street 1:	49 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3. ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1964, having primarily WOOD Exterior and 3771 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.000	918,700		839,200	1,757,900
Total Card	3.000	918,700		839,200	1,757,900
Total Parcel	3.000	1,040,600		839,200	1,879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.16 | /Parcel: 393.35

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/28/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 189 3 0

!701!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	979,900	0	3.	816,000	1,795,900		Year End Roll	12/2/2024
2024	101	FV	993,300	0	3.	794,900	1,788,200		Year end	11/9/2023
2023	101	FV	791,800	0	3.	734,900	1,526,700	1,526,700	Year end	11/3/2022
2022	101	FV	697,500	0	3.	667,700	1,365,200	1,365,200	Year End Roll	10/19/2021
2021	101	FV	631,700	0	3.	594,900	1,226,600	1,226,600	Year End Roll	10/15/2020
2020	101	FV	584,100	0	3.	594,900	1,179,000	1,179,000	Year End Roll	9/26/2019
2019	101	FV	538,900	0	3.	577,300	1,116,200	1,116,200	Create Final va	6/4/2019
2018	101	FV	533,400	0	3.	577,300	1,110,700	1,110,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:05:06

LAST REV

Date	Time
07/24/25	16:19:44
blakeley	

USER DEFINED

Prior Id # 1:	127 3 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 701

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANNE KNOWLTON T	01628-141		6/6/2025		1,850,000	No	No		
KNOWLTON,ANNE R	1570-22		3/10/2021	CONVENIENC	99	No	No		
MORRIS RAKER	869-121		11/28/1975	FAMILY	55,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2022	R-22-0038	RENOVATI	13,480	C	5/16/2022			Water damage resto
7/20/2021	MEC-21-001	MANUAL	9,000	O				Install a 3 zone d
9/13/2012	5160	ROOF		C				strip & re-roof dw
12/14/2000	2150	W/S FLUE		C	6/8/2001			
11/1/1999	1835	ADDITION	55,000	C	6/8/2001			MUSIC ROOM 6/13/0
8/8/1997	1245	RENOVATI	31,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2025	INFO FM PRMT	7	SB
3/28/2018	MEAS/EXT INS	622	K Cuoco
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	
6/13/2000	MEAS+INSPCTD	611	
3/25/1998	MEAS+INSPCTD	602	
12/26/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.893		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									31,255						31,300	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,450						9,500	

Total AC/HA:	2.99955	Total SF/SM:	130660	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	839,105	Spl Credit		Total:	839,200

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

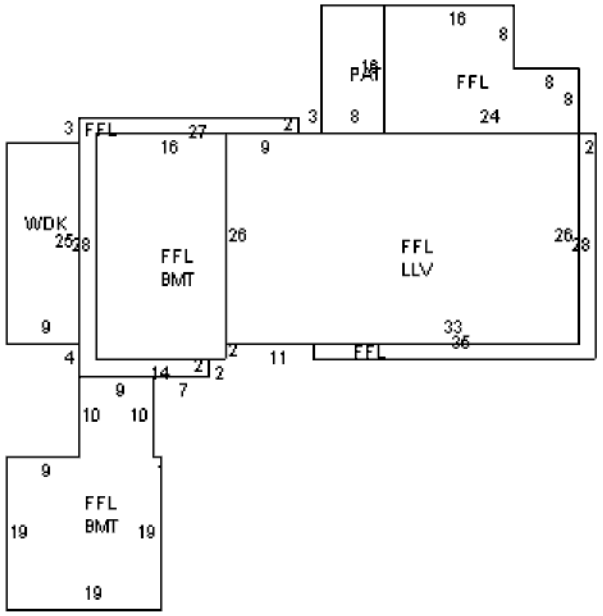
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

COMMENTS

NOTE: GAR/APT AT REAR 49A STONEHEGE
SEC 14 ACC APT.

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:	2	HB	2				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	25 %	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.3 %

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

CALC SUMMARY

Basic $ / SQ:	173.00
Size Adj.:	0.97839743
Const Adj.:	1.01499999
Adj $ / SQ:	171.802
Other Features:	52500
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1152728
Depreciation:	234004
Depreciated Total:	918724

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 501065.5844

Juris. Factor:		Before Depr:	249.11
Special Features:	0	Val/Su Net:	182.90
Final Total:	918700	Val/Su SzAd	349.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,627	171.800	451,323
LLV	LOWR LEVEL	1,144	214.750	245,676
BMT	BASEMENT	899	42.950	38,612
WDK	WOOD DECK	225	22.020	4,955
PAT	PATIO	128	14.980	1,917

Net Sketched Area:	5,023			Total:	742,483
Size Ad	2627	Gross Area	5023	FinArea	3771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

189 3 0

IMAGE

AssessPro Patriot Properties, Inc