



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KARDON JULIA
Owner 2:	BRADSHAW NIELS
Owner 3:	
Street 1:	51 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5201 Type:

PREVIOUS OWNER

Owner 1:	TINDER TR - GLENN
Owner 2:	TINDER TR - GLORIA
Street 1:	51 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 1965, having primarily WOOD Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		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	471,500	9,600	804,100	1,285,200	
Total Card		2.000	471,500	9,600	804,100	1,285,200
Total Parcel		2.000	471,500	9,600	804,100	1,285,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 580.70		/Parcel: 580.70		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	443,500	9000	2.	780,900	1,233,400		Year End Roll	12/2/2024
2024	101	FV	450,900	9000	2.	764,900	1,224,800		Year end	11/9/2023
2023	101	FV	350,700	9000	2.	704,900	1,064,600	1,064,600	Year end	11/3/2022
2022	101	FV	305,600	12000	2.	637,700	955,300	955,300	Year End Roll	10/19/2021
2021	101	FV	286,200	12000	2.	564,900	863,100	863,100	Year End Roll	10/15/2020
2020	101	FV	261,200	12000	2.	564,900	838,100	838,100	Year End Roll	9/26/2019
2019	101	FV	243,700	12000	2.	547,300	803,000	803,000	Create Final va	6/4/2019
2018	101	FV	243,700	12000	2.	547,300	803,000	803,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TINDER TR, GLENN	1543-74		5/1/2019		950,000	No	No		
TINDER GLENN,	1174-104		7/18/1997	CONVENIENC	99	No	No		
DECK HOUSE, INC	721-73		7/19/1965		48,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	R-20-0108	ROOF	39,568	C				Strip & re-roof dw
2/11/2020	R-20-0022	MANUAL	3,000	C				Insulate exterior
10/11/2019	R-19-0171	WINDOWS	9,040	C				Replace 18 casemen
6/20/1996	982-96	ROOF	500	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2011	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS+INSPCTD	615	
5/27/1997	MEAS+EXT INS	602	
5/7/1996	MEAS+INSPCTD	606	
12/26/1995	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

