



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARVEY ROY L
Owner 2:	
Owner 3:	
Street 1:	40 STONEHEDGE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5202 Type:

PREVIOUS OWNER

Owner 1:	HARVEY ROY L -
Owner 2:	WOLFF SUSAN -
Street 1:	40 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5202

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2974 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 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		0.463		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									3,241						3,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.300	596,800	1,000	801,600	1,399,400
Total Card 2.300 596,800 1,000 801,600 1,399,400					
Total Parcel 2.300 596,800 1,000 801,600 1,399,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.58		/Parcel: 470.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	561,500	900	2.3	778,400	1,340,800		Year End Roll	12/2/2024
2024	101	FV	571,000	900	2.3	762,800	1,334,700		Year end	11/9/2023
2023	101	FV	440,400	900	2.3	702,800	1,144,100	1,144,100	Year end	11/3/2022
2022	101	FV	382,900	1400	2.3	635,600	1,019,900	1,019,900	Year End Roll	10/19/2021
2021	101	FV	368,400	1400	2.3	562,800	932,600	932,600	Year End Roll	10/15/2020
2020	101	FV	334,800	1400	2.3	562,800	899,000	899,000	Year End Roll	9/26/2019
2019	101	FV	308,800	1400	2.3	545,200	855,400	855,400	Create Final va	6/4/2019
2018	101	FV	308,800	4900	2.3	545,200	858,900	858,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVEY ROY L,	1329-144		11/27/2006	DIVORCE/ESTA		1	No	No	
KAHN MARTIN	1106-072		1/15/1993		398,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/24/2017	6704	W/S FLUE	6,000	C				Install wood burni
10/31/2016	6609	ROOF	34,000	C				Strip & re-roof 26
10/13/2016	6590	SOLAR PA	26,500	C	12/9/2016			Install solar pane
10/12/2001	2365	SHED		C	7/6/2002			
4/16/1996	924-96	MANUAL	15,000	C	6/21/1996			RMKITBA
2/27/1993	413	W/S FLUE		C	7/11/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2022	INFO BY PHON	625	J Frank
5/23/2017	MEAS+INSPCTD	4	JG
9/4/2007	MEAS+INSPCTD	100	
7/6/2002	MEAS+INSPCTD	613	
5/7/1996	MEAS+INSPCTD	606	
12/26/1995	ENTRY DENIED	606	
7/11/1995	MEAS/EXT INS	600	
6/20/1994	FIELDREV CHG	600	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

