

APPRaised: 1,727,500 / 1,986,100  
 USE VALUE: 1,727,500 / 1,986,100  
 ASSESSED: 1,727,500 / 1,986,100



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
52		STONEHEDGE, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: BLAIR TR JOSEPH M		
Owner 2:		
Owner 3: PENNINGTON REALTY TRUST		
Street 1: 52 STONEHEDGE RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.500	888,300	17,500	821,700	1,727,500
Total Card 2.500 888,300 17,500 821,700 1,727,500					
Total Parcel 2.500 1,145,700 18,700 821,700 1,986,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 578.92		/Parcel: 568.11	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS OWNER**

Owner 1: BLAIR JOSEPH M -		
Owner 2: -		
Street 1: 52 STONEHEDGE RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	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	1,072,400	17400	2.5	798,500	1,888,300		Year End Roll	12/2/2024
2024	101	FV	1,083,500	17400	2.5	779,900	1,880,800		Year end	11/9/2023
2023	101	FV	866,000	17400	2.5	719,900	1,603,300	1,603,300	Year end	11/3/2022
2022	101	FV	751,200	17600	2.5	652,700	1,421,500	1,421,500	Year End Roll	10/19/2021
2021	101	FV	674,300	17600	2.5	579,900	1,271,800	1,271,800	Year End Roll	10/15/2020
2020	101	FV	627,900	17600	2.5	579,900	1,225,400	1,225,400	Year End Roll	9/26/2019
2019	101	FV	579,500	17600	2.5	562,300	1,159,400	1,159,400	Create Final va	6/4/2019
2018	101	FV	579,500	17600	2.5	562,300	1,159,400	1,159,400	Year End Roll	9/28/2017

Parcel ID 190 21 0

!706!

**PRINT**

Date	Time
09/26/25	15:05:40

**LAST REV**

Date	Time
06/05/17	14:13:21

apro 706

**USER DEFINED**

Prior Id # 1:	127 8 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1966, having primarily WOOD Exterior and 2984 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR JOSEPH M,	1365-67		2/13/2009	FAMILY		1	No	No	
TENNICAN MICHAEL	1341-142		7/31/2007		1,267,500		No	No	
CATHERINE TENNI	1102-190		10/29/1992	FAMILY			No	No	

**PAT ACCT.**

**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

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2017	6716	ROOF	25,000	C				Strip & re-roof dw
9/11/2007	3765	RENOVATI	25,000	C	5/20/2008			reno kits & 2 bthc
12/21/2001	2419	ADDITION	50,000	C	5/2/2003			garage 7/6 30%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
5/20/2008	MEAS/EXT INS	100	
5/2/2003	MEAS+INSPCTD	615	
7/6/2002	MEAS+INSPCTD	613	
5/15/1996	MEAS+INSPCTD	606	
12/26/1995	MEAS/EXT INS	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 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		0.313		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									10,955						11,000	
101	ONE FAM		0.35		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									12,250						12,300	

Total AC/HA: 2.49955 Total SF/SM: 108880 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 821,605 Spl Credit Total: 821,700

