

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUTCHINSON JAMES M
Owner 2:	HUTCHINSON ANNE F
Owner 3:	
Street 1:	247 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SAMARAS ELIAS -
Owner 2:	SAMARAS ALEXANDRA -
Street 1:	53 STONEHEDGE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5201

NARRATIVE DESCRIPTION

This parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1966, having primarily WOOD Exterior and 4398 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		0.06		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									420						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.897	1,382,400	20,700	798,800	2,201,900	
Total Card		1.897	1,382,400	20,700	798,800	2,201,900
Total Parcel		1.897	1,382,400	20,700	798,800	2,201,900
Source:		Market Adj Cost		Total Value per SQ unit /Card: 500.66 /Parcel: 500.66		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,304,600	19400	1.897	775,600	2,099,600		Year End Roll	12/2/2024
2024	101	FV	1,258,400	19400	1.897	760,400	2,038,200		Year end	11/9/2023
2023	101	FV	1,086,600	19400	1.897	700,400	1,806,400	1,806,400	Year end	11/3/2022
2022	101	FV	916,100	26600	1.897	633,200	1,575,900	1,575,900	Year End Roll	10/19/2021
2021	101	FV	886,700	26600	1.897	560,400	1,473,700	1,473,700	Year End Roll	10/15/2020
2020	101	FV	913,200	26600	1.897	560,400	1,500,200	1,500,200	Year End Roll	9/26/2019
2019	101	FV	925,900	26600	1.897	542,800	1,495,300	1,495,300	Create Final va	6/4/2019
2018	101	FV	925,900	26600	1.897	542,800	1,495,300	1,495,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMARAS ELIAS,	1212-159		10/21/1999		1,255,000	No	No		
NICOLAIDES, PAR	1119-105		11/22/1993		920,000	No	No		CLOSING COST \$12,000
NICOLAIDES PARI	954-37		2/19/1982	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2013	5447	ROOF	9,250	C				install an additio
11/1/2012	5218	SOLAR PA	25,000	C				install roof mount
9/16/2010	4563	RENOVATI	54,000	C	7/6/2011			bathroom remodel
10/10/1995	832-95	RENOVATI	50,000	C	7/3/1996			
9/11/1995	809-95	SHED	400	C	7/3/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	MEAS+INSPCTD	25	D ERSKINE
11/12/2008	MEAS/EXT INS	25	D ERSKINE
4/16/2005	M&L COMPLETE	615	
12/26/1995	MEAS+INSPCTD	606	
8/14/1995	ABATE-INSPEC	605	BOA
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	127 9 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	15:05:53

LAST REV

Date	Time
10/30/24	10:09:12

blakeley
707

