Map	Lot	Sublot	Building	Unit	CARD
111	8	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,220,700	/	1,220,700
USE VALUE:	1,220,700	/	1,220,700
ASSESSED:	1,220,700	/	1,220,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MARY`S WAY, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	O`BRIEN CATHERINE
Owner 2:	
Owner 3:	
Street 1:	3 MARY`S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN MARY T -
Owner 2:	-
Street 1:	29 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2313

NARRATIVE DESCRIPTION

This parcel contains 1.273 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2004, having primarily VINYL Exterior and 3506 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.273	715,800	40,600	464,300	1,220,700
Total Card	1.273	715,800	40,600	464,300	1,220,700
Total Parcel	1.273	715,800	40,600	464,300	1,220,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.17 | /Parcel: 348.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/12/24

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 111 8 0

!747!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	675,400	22700	1.273	439,500	1,137,600		Year End Roll	12/2/2024
2024	101	FV	665,900	22700	1.273	426,600	1,115,200		Year end	11/9/2023
2023	101	FV	661,100	22700	1.273	444,300	1,128,100	1,128,100	Year end	11/3/2022
2022	101	FV	609,000	22700	1.273	404,800	1,036,500	1,036,500	Year End Roll	10/19/2021
2021	101	FV	549,900	22700	2.88	471,300	1,043,900	1,043,900	Year End Roll	10/15/2020
2020	101	FV	545,200	22700	2.88	316,300	884,200	884,200	Year End Roll	9/26/2019
2019	101	FV	505,600	22700	2.88	285,500	813,800	813,800	Create Final va	6/4/2019
2018	101	FV	505,600	22700	2.88	285,500	813,800	813,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:09:59

LAST REV

Date	Time
01/07/25	12:46:21
apro	

TAX DISTRICT

PAT ACCT. 747

USER DEFINED

Prior Id # 1:	14 11 1
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

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN MARY T,	40815-50		9/9/2003	CONVENIENC	10	No	No		
OBRIEN DANIEL F	35300-157		4/19/2002	CONVENIENC	10	No	No		
OBRIEN DANIEL F	32302-530		11/21/2000	CONVENIENC	10	No	No		
LYONS, JOHN J.	10951-208		10/19/1965			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2006	3382	POOL	20,850	C	6/29/2006			Inground vinyl lin
9/29/2003	2779	NEW HOME	250,000	C	5/20/2005			6/22 25%

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
5/12/2015	VISITED	618	G BOURGAULT
6/29/2006	MEAS/EXT INS	50	
5/20/2005	MEAS/EXT INS	615	
1/17/1996	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		10000		SQUARE FE	PRIME SITE		0	7.25	5.90	R1									427,750						427,800	
101	ONE FAM		1.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									36,505						36,500	

Total AC/HA:	1.27257	Total SF/SM:	55433	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	464,255	Spl Credit		Total:	464,300

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

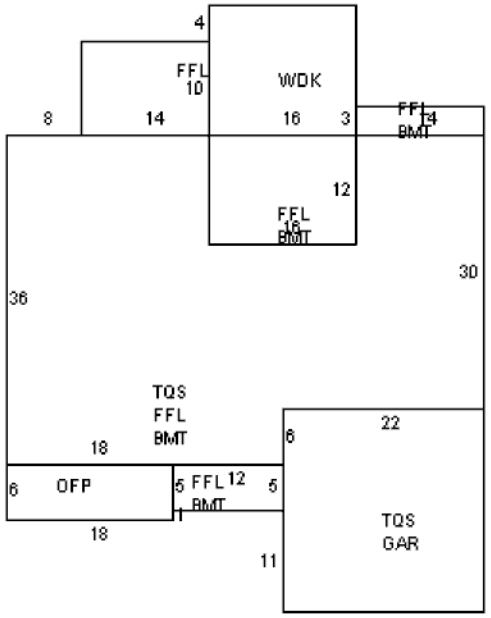
OTHER FEATURES

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

COMMENTS

BUILDABLE LOT VARIANCE GRANTED PRIOR TO 1975 PER PLANNING BOARDLOT HAS MINIMAL FRONTAGE. FORMERLY KNOWN AS 27 CAMBRIDGE TURNPIKE.

SKETCH



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:	4	Baths:	3	HB	1

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S -
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	9.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		9 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.92113519
Const Adj.:	0.98960400
Adj $ / SQ:	117.591
Other Features:	50727
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	786581
Depreciation:	70792
Depreciated Total:	715789

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Before Depr:	170.51
Special Features:	0	Val/Su Net:	116.13
Final Total:	715800	Val/Su SzAd	204.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,982	117.590	233,066
BMT	BASEMENT	1,842	29.400	54,151
TQS	3/4 STORY	1,524	117.590	179,209
GAR	GARAGE	484	38.520	18,644
WDK	WOOD DECK	224	22.050	4,940
OFP	OPEN PORCH	108	16.050	1,733

Net Sketched Area:	6,164			Total:	491,743
Size Ad	3506	Gross Area	6672	FinArea	3506

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 111 8 0

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
32	BARN/LFT	D	Y	1	1008	A	FR	1985	48.15	M	50	101			24,300			24,300
12	POOL I-G	D	Y	1	24X42	G	GD	2006	29.43	T	45	101			16,300			16,300

More:	N	Total Yard Items:	40,600	Total Special Featues:		Total:	40,600