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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 481,900 /
USE VALUE: 481,900 /
ASSESSed: 481,900 /

Total Card / Total Parcel
481,900 / 481,900
481,900 / 481,900
481,900 / 481,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	COMM OF MASS
Owner 2:	DEPT OF HIGHWAYS
Owner 3:	
Street 1:	10 PARK PLAZA RM 6160
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02116

PREVIOUS OWNER

Owner 1:	PINO FRANK J -
Owner 2:	-
Street 1:	24 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

NARRATIVE DESCRIPTION

This parcel contains .59 ACRES of land mainly classified as COMMASS with a BUNGALOW Building built about 1930, having primarily WOOD SHING Exterior and Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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
901	COMMASS		25699.4		SQUARE FE	PRIME SITE		0	7.25	2.48	R1									461,896						461,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	0.590	20,000		461,900	481,900
Total Card	0.590	20,000		461,900	481,900
Total Parcel	0.590	20,000		461,900	481,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	901	FV	218,800	0	.59	435,100	653,900		Year End Roll	12/2/2024
2024	901	FV	209,800	0	.59	426,900	636,700		Year end	11/9/2023
2023	901	FV	186,500	0	.59	446,000	632,500	632,500	Year end	11/3/2022
2022	901	FV	139,800	0	.59	403,300	543,100	543,100	Year End Roll	10/19/2021
2021	901	FV	121,900	0	.59	350,400	472,300	472,300	Year End Roll	10/15/2020
2020	901	FV	117,100	0	.59	302,600	419,700	419,700	Year End Roll	9/26/2019
2019	901	FV	117,100	0	.59	289,200	406,300	406,300	Create Final va	6/4/2019
2018	901	FV	117,100	0	.59	289,200	406,300	406,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PINO FRANK J,	53101-4		6/30/2009	INVOLVED GOV	384,210	No	No		ORDER OF TAKING-AWARD AMOUNT INCLUDES PARCEL
	13436-216		5/8/1978		15,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
4/22/2006	MEAS/EXT INS	615	
5/9/1996	MEAS+INSPCTD	606	
1/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.58998 Total SF/SM: 25700 Parcel LUC: 901 COMMASS Prime NB Desc RES CAT 1 Total: 461,896 Spl Credit Total: 461,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	14 5 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	15:13:10

LAST REV

Date	Time
04/23/25	10:06:06

apro	761
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