

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	SIOSHANSI PIRAN
Owner 2:	SIOSHANSI MITRA
Owner 3:	
Street 1:	15 SMITH HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1310 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.449 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily WOOD Exterior and 3515 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.232		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,624						1,600	Wetland
132	UNDEV		1.38		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									9,660						9,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.380			9,700	9,700
101	2.069	825,400		960,000	1,785,400
Total Card	3.449	825,400		969,700	1,795,100
Total Parcel	3.449	825,400		969,700	1,795,100
Source:	Market Adj Cost	Total Value per SQ unit /Card: 510.76		/Parcel: 510.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	777,200	0	3.449	941,700	1,718,900		Year End Roll	12/2/2024
2024	101	FV	768,300	0	3.449	921,700	1,690,000		Year end	11/9/2023
2023	101	FV	662,100	0	3.449	749,700	1,411,800	1,411,800	Year end	11/3/2022
2022	101	FV	554,100	0	3.449	694,500	1,248,600	1,248,600	Year End Roll	10/19/2021
2021	101	FV	493,100	0	3.449	649,700	1,142,800	1,142,800	Year End Roll	10/15/2020
2020	101	FV	484,700	0	3.449	673,700	1,158,400	1,158,400	Year End Roll	9/26/2019
2019	101	FV	470,200	0	3.449	656,100	1,126,300	1,126,300	Create Final va	6/4/2019
2018	101	FV	470,200	0	3.449	656,100	1,126,300	1,126,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACOBSON, JOHN	19377-363		9/30/1988		647,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2007	3751	TEMPORAR		C				tent 8-21 to 8-25

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	INFO AT DOOR	6	JN
10/28/2011	MEAS/EXT INS	25	D ERSKINE
12/5/2006	MEAS+INSPCTD	100	
5/11/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

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

LAST REV

Date	Time
01/08/25	13:56:24

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