

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	GENOVESE JOSEPH C
Owner 2:	GENOVESE LINDA J
Owner 3:	
Street 1:	27 MILL ST
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1705 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.4 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1995, having primarily CLAPBOARD Exterior and 4192 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		
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		0.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									19,705						19,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.400	758,500		818,100	1,576,600
Total Card 2.400 758,500 818,100 1,576,600					
Total Parcel 2.400 758,500 818,100 1,576,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 376.10		/Parcel: 376.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	720,000	0	2.4	794,900	1,514,900		Year End Roll	12/2/2024
2024	101	FV	710,700	0	2.4	776,900	1,487,600		Year end	11/9/2023
2023	101	FV	706,100	0	2.4	716,900	1,423,000	1,423,000	Year end	11/3/2022
2022	101	FV	627,800	0	2.4	649,700	1,277,500	1,277,500	Year End Roll	10/19/2021
2021	101	FV	570,700	0	2.4	570,700	1,147,600	1,147,600	Year End Roll	10/15/2020
2020	101	FV	566,300	0	2.4	576,900	1,143,200	1,143,200	Year End Roll	9/26/2019
2019	101	FV	528,100	0	2.4	559,300	1,087,400	1,087,400	Create Final va	6/4/2019
2018	101	FV	528,100	0	2.4	559,300	1,087,400	1,087,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANETTA CONSTRU	25664-334		9/18/1995		645,000	No	No		EXTRA DEED PARCEL X
PANETTA, FRANK	25485-249		7/14/1995	CONVENIENC	53,000	No	No		
EST NEWTON NELS	23387-389		7/2/1993	SUBSEQUENT S	1,500	Yes	No		PARCEL X
DOMENICHELLO DO	23387-386		7/2/1993	CHANGE IN US	50,000	Yes	No		SITE WORK/BUYERS EXP

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2025	E-25-0076		2,000	C				
3/4/2025	R-25-0054	INSULATI	4,449					Insulation and wea
1/26/2024	R-24-0015	WINDOWS	41,679	C				Remove & replace 1
9/3/2020	R-20-0149	ROOF	16,500	C	9/24/2020			Strip & re-roof dw
12/4/2006	3581	ADDITION	104,000	C	4/30/2009			build 3 season por
11/14/1994	609-94	NEW HOME	135,500	C	7/1/1996			
6/30/1993	278	NEW HOME	117,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	INFO AT DOOR	622	K Cuoco
4/30/2009	PERMIT VISIT	25	D ERSKINE
5/23/2007	MEAS/EXT INS	100	
4/22/2006	MEAS+INSPCTD	615	
5/23/1996	MEAS+INSPCTD	606	
2/15/1996	MEAS/EXT INS	606	
8/29/1995	PERMIT VISIT	606	
12/7/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	20 2 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:	

