

120

14

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

642,800 /

642,800

ASSESSED:

642,800 /

642,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		RED MAPLE LANE, 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 Own Occ: Y
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	CHAPMAN JEAN A -
Owner 2:	MAHNKE GEORGE -
Street 1:	77 CAMBRIDGE TP
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1900

NARRATIVE DESCRIPTION

This parcel contains .55 ACRES of land mainly classified as COMMASS with a CAPE Building built about 1939, having primarily CLAPBOARD Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 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		23957.6		SQUARE FE	PRIME SITE		0	7.25	2.64	R1									458,107						458,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
901	0.550	176,900	7,800	458,100	642,800
Total Card	0.550	176,900	7,800	458,100	642,800
Total Parcel	0.550	176,900	7,800	458,100	642,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		571.38	/Parcel: 571.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	901	FV	165,900	7300	.55	431,600	604,800		Year End Roll	12/2/2024
2024	901	FV	161,200	7300	.55	423,400	591,900		Year end	11/9/2023
2023	901	FV	139,800	7300	.55	442,300	589,400	589,400	Year end	11/3/2022
2022	901	FV	121,200	8100	.55	400,000	529,300	529,300	Year End Roll	10/19/2021
2021	901	FV	113,300	8100	.55	347,500	468,900	468,900	Year End Roll	10/15/2020
2020	901	FV	100,500	8100	.55	300,100	408,700	408,700	Year End Roll	9/26/2019
2019	901	FV	97,500	8100	.55	286,900	392,500	392,500	Create Final va	6/4/2019
2018	901	FV	97,500	8100	.55	286,900	392,500	392,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAPMAN JEAN A,	53101-27		6/30/2009	INVOLVED GOV		No	No		ORDER OF TAKING-NO AWARD MONEY LISTED ON SPRE
HOUGHTON LILLIA	28942-035		8/6/1998		185,000	No	No		
	7408-521		3/19/1949		12,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2000	1902	ROOF	2,500	C	6/30/2001			
11/25/1998	1590	SHED	800	C	4/8/1999			4/8/99 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/18/2001	M&L EXTERIOR	613	
4/8/1999	MEAS+INSPCTD	600	
1/17/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	23 16 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:	

