

120

15

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

881,900 /

USE VALUE:

881,900 /

881,900

ASSESSed:

881,900 /

881,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 1 | | RED MAPLE LANE, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | TAN TR DUONG T |
| Owner 2: | TAN TR KAREN K |
| Owner 3: | THE KAREN TAN TRUST |
| Street 1: | 1 RED MAPLE LANE |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1900 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | TAN - DUONG T |
| Owner 2: | TAN - KAREN K |
| Street 1: | 1 RED MAPLE LANE |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1900 |

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1972, having primarily WOOD SHING Exterior and 2324 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 47916 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.47 | R1 | | | | | | | | | 510,217 | | | | | | 510,200 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.10000 | Total SF/SM: | 47916 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 510,217 | SpI Credit | Total: | 510,200 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

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

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 1.100 | 371,000 | 700 | 510,200 | 881,900 |
| Total Card 1.100 371,000 700 510,200 881,900 | | | | | |
| Total Parcel 1.100 371,000 700 510,200 881,900 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 379.46 | /Parcel: 379.46 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 359,800 | 700 | 1.1 | 480,700 | 841,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 357,800 | 700 | 1.1 | 471,500 | 830,000 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 312,400 | 700 | 1.1 | 492,600 | 805,700 | 805,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 266,200 | 700 | 1.1 | 445,500 | 712,400 | 712,400 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 249,900 | 700 | 1.1 | 387,100 | 637,700 | 637,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 223,300 | 700 | 1.1 | 250,700 | 474,700 | 474,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 217,200 | 700 | 1.1 | 223,700 | 441,600 | 441,600 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 217,200 | 700 | 1.1 | 223,700 | 441,600 | 441,600 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-------------|
| TAN,DUONG T | 1607-35 | | 9/26/2023 | CONVENIENC | 99 | No | No | | |
| MARTINEZ, NORBE | 1148-105 | | 11/15/1995 | | 214,500 | No | No | | DOC. 987581 |
| VIDAL VIERA | 18240-562 | | 6/19/1987 | | 165,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/29/2014 | 5952 | ROOF | 12,500 | C | | | | |
| 12/6/2012 | 5262 | RENOVATI | 9,800 | C | 6/25/2013 | | | reno kit |
| 5/12/2011 | 4725 | RENOVATI | 2,400 | C | | | | remove bearing wal |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 12/17/2024 | INSPECTED | 6 | JN |
| 6/25/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/23/2010 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 8/13/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 9/15/2001 | M&L COMPLETE | 613 | |
| 1/17/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 23 17 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 15:30:52
LAST REV
Date Time
12/18/24 11:45:28
apro
930

Parcel ID 120 15 0

!930!

