

120

10

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

679,300 /

679,300 /

679,300 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

679,300 /

679,300 /

ASSESSED:

679,300 /

679,300 /

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ORCHARD LN, LINCOLN

OWNERSHIP

Owner 1:	SANTA TR JOHN T
Owner 2:	JOHN T SANTA TRUST
Owner 3:	
Street 1:	7 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SANTA - JOHN T
Owner 2:	-
Street 1:	7 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1955, having primarily WOOD SHING Exterior and 2575 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	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		47044		SQUARE FE	PRIME SITE		0	7.25	1.49	R1									508,322						508,300	

Total AC/HA:	1.07998	Total SF/SM:	47044	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	508,322	SpI Credit	Total:	508,300
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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	1.080	171,000		508,300	679,300
Total Card	1.080	171,000		508,300	679,300
Total Parcel	1.080	171,000		508,300	679,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	263.79	/Parcel:	263.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	160,900	0	1.08	478,900	639,800		Year End Roll	12/2/2024
2024	101	FV	147,100	0	1.08	469,800	616,900		Year end	11/9/2023
2023	101	FV	184,700	0	1.08	490,800	675,500	675,500	Year end	11/3/2022
2022	101	FV	202,500	0	1.08	443,800	646,300	646,300	Year End Roll	10/19/2021
2021	101	FV	233,700	0	1.08	385,600	619,300	619,300	Year End Roll	10/15/2020
2020	101	FV	223,800	0	1.08	299,700	523,500	523,500	Year End Roll	9/26/2019
2019	101	FV	221,300	0	1.08	270,600	491,900	491,900	Create Final va	6/4/2019
2018	101	FV	221,300	0	1.08	270,600	491,900	491,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANTA,JOHN T	79611-403		1/28/2022	CONVENIENC		1	No	No	
SANTA CECELIA F	26617-484		8/28/1996	FAMILY		1	No	No	reserving a life estate
RURAL LAND FOUN	12893-613		11/12/1975		20,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2023	R-23-0120	WEATHERI	1,000	C				Weatherization/air
12/9/2020	R-20-0220	MANUAL	6,400	C	12/18/2020			Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2021	INSPECTED	625	J Frank
11/19/2020	ABATE-INSPEC	624	W Coelho
5/30/2018	MEAS/EXT INS	622	K Cuoco
10/27/2009	MEAS/EXT INS	25	D ERSKINE
9/17/2009	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	613	
2/6/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	23 19 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:	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 120 10 0

!932!

PRINT

Date	Time
09/26/25	15:31:03

LAST REV

Date	Time
07/17/23	13:20:50

blakeley

932

PAT ACCT.

