



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		ORCHARD LN, LINCOLN
OWNERSHIP		
Unit#:		
Owner 1: HSU TR BO YEE LEUNG		
Owner 2: HSU TR NIEN HSI		
Owner 3: LEXINGTON HD1 TRUST		
Street 1: 17 ORCHARD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.970	931,600		803,100	1,734,700
Total Card 1.970 931,600 803,100 1,734,700					
Total Parcel 1.970 931,600 803,100 1,734,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.39		/Parcel: 430.39	

**Legal Description**  
2648

**Entered Lot Size**  
Total Land:  
Land Unit Type:

**User Acct**  
0

**GIS Ref**

**GIS Ref**

**Insp Date**  
08/13/08

**PREVIOUS OWNER**

Owner 1:	GOTTLIEB PETER A -
Owner 2:	-
Street 1:	17 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	867,900	0	1.97	779,900	1,647,800		Year End Roll	12/2/2024
2024	101	FV	832,000	0	1.97	764,000	1,596,000		Year end	11/9/2023
2023	101	FV	826,400	0	1.97	704,000	1,530,400	1,530,400	Year end	11/3/2022
2022	101	FV	736,700	0	1.97	636,800	1,373,500	1,373,500	Year End Roll	10/19/2021
2021	101	FV	712,700	0	1.97	564,000	1,276,700	1,276,700	Year End Roll	10/15/2020
2020	101	FV	707,000	0	1.97	564,000	1,271,000	1,271,000	Year End Roll	9/26/2019
2019	101	FV	692,000	0	1.97	546,400	1,238,400	1,238,400	Create Final va	6/4/2019
2018	101	FV	696,700	0	1.97	546,400	1,243,100	1,243,100	Year End Roll	9/28/2017

**Parcel ID** 120 7 0

**PRINT**  
Date Time  
09/26/25 15:31:29

**LAST REV**  
Date Time  
12/18/24 11:59:33

apro  
936

**USER DEFINED**

Prior Id # 1:	23 22 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 1.97 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1997, having primarily CLAPBOARD Exterior and 4031 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOTTLIEB PETER	31343-534		4/26/2000		910,900	No	No		
SNOW DEVELOPMEN	27596-114		8/21/1997		663,609	No	No		
JULIANO, PAUL J	27164-187		3/27/1997	CHANGE IN US	225,000	Yes	No		
FUNG MARGARET	18842-394		1/28/1988		223,000	Yes	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/1997	1222	RENOVATI	8,500	C	4/4/1998			
2/19/1997	1133-97	NEW HOME	340,000	C	4/4/1998			55% 4/4/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/17/2024	EXTRIOR ONLY	6	JN
2/28/2018	INFO AT DOOR	622	K Cuoco
8/13/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	ENTRY DENIED	613	
4/4/1998	MEAS/EXT INS	602	
7/17/1997	MEAS+INSPCTD	600	

**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		0.1335		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									4,673						4,700	

Sign: VERIFICATION OF VISIT NOT DATA

