

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SUMMER DAVID B
Owner 2:	SUMMER LAURA J
Owner 3:	
Street 1:	14 ORCHARD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1906 Type:

PREVIOUS OWNER

Owner 1:	SUMMER - STEVEN
Owner 2:	SUMMER - BARBARA
Street 1:	14 ORCHARD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1906

NARRATIVE DESCRIPTION

This parcel contains 1.11 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1975, having primarily WOOD SHING Exterior and 2754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		48351		SQUARE FE	PRIME SITE		0	8.76	1.46	R2									617,628						617,600	

Total AC/HA:	1.10999	Total SF/SM:	48351	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	617,628	SpI Credit	Total:	617,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.110	421,000		617,600	1,038,600
<b>Total Card</b> 1.110 421,000 617,600 1,038,600					
<b>Total Parcel</b> 1.110 421,000 617,600 1,038,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		377.11	/Parcel: 377.11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	395,400	0	1.11	611,300	1,006,700		Year End Roll	12/2/2024
2024	101	FV	394,600	0	1.11	599,300	993,900		Year end	11/9/2023
2023	101	FV	364,700	0	1.11	564,000	928,700	928,700	Year end	11/3/2022
2022	101	FV	319,600	0	1.11	511,200	830,800	830,800	Year End Roll	10/19/2021
2021	101	FV	280,400	0	1.11	440,700	721,100	721,100	Year End Roll	10/15/2020
2020	101	FV	289,400	0	1.11	447,700	737,100	737,100	Year End Roll	9/26/2019
2019	101	FV	280,400	0	1.11	432,900	713,300	713,300	Create Final va	6/4/2019
2018	101	FV	280,400	0	1.11	432,900	713,300	713,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUMMER,STEVEN	61464-475		3/25/2013	FAMILY	492,000	No	No		
KORNFELD GEORGE	51192-81		5/19/2008		605,000	No	No		
RURAL LAND FOUN	12856-514		9/4/1975		27,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2023	R-23-0307	INSULATI	10,000	C				Insulation as part
10/7/2022	W-22-0005	WOOD STO	9,670	C				Install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS/EXT INS	622	K Cuoco
9/15/2001	M&L COMPLETE	613	
2/6/1994	MEAS+INSPCTD	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot Properties Inc.**

USER DEFINED

Prior Id # 1:	23 24 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	15:31:40

LAST REV

Date	Time
04/29/24	16:15:15

apro	938
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938
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