



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		HORSES CROSSING, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: FLANAGAN RICHARD J		
Owner 2: FLANAGAN JENNIFER ZAISER		
Owner 3:		
Street 1: 4 HORSES CROSSING		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-1912	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	338,400	200	592,700	931,300
Total Card 2.200 338,400 200 592,700 931,300					
Total Parcel 2.200 338,400 200 592,700 931,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 338.38		/Parcel: 338.38	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/14/11
!943!	

PREVIOUS OWNER

Owner 1:	OCONNOR DANIEL F -
Owner 2:	-
Street 1:	74 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-1912

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	317,300	100	2.2	559,100	876,500		Year End Roll	12/2/2024
2024	101	FV	315,400	100	2.2	546,900	862,400		Year end	11/9/2023
2023	101	FV	273,700	100	2.2	570,900	844,700	844,700	Year end	11/3/2022
2022	101	FV	243,500	100	2.2	517,300	760,900	760,900	Year End Roll	10/19/2021
2021	101	FV	228,400	100	2.2	450,900	679,400	679,400	Year End Roll	10/15/2020
2020	101	FV	202,800	100	2.2	295,900	498,800	498,800	Year End Roll	9/26/2019
2019	101	FV	196,900	100	2.2	265,100	462,100	462,100	Create Final va	6/4/2019
2018	101	FV	196,900	100	2.2	265,100	462,100	462,100	Year End Roll	9/28/2017

Parcel ID 120 34 0

PRINT

Date	Time
09/26/25	15:32:14

LAST REV

Date	Time
12/20/23	11:45:13

USER DEFINED

Prior Id # 1:	23 3 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 2.2 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1955, having primarily CLAPBOARD Exterior and 2752 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR DANIEL	27810-358		10/28/1997		252,000	No	No		
MARTHA S. SEXTO	15491-11		3/23/1984		98,000	No	No		

PAT ACCT.

blakeley	943
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2023	R-23-0165	WINDOWS	34,690	C				Remove & replace 1
12/14/2015	6305	RENOVATI	15,000	C	3/11/2016			Remodel 1st floor
9/8/2009	4264	ADDITION	70,000	C	7/14/2011			2 story modular ad
7/2/2009	4220	MANUAL	5,000	C	7/14/2011			excavate and insta
10/12/2005	3288	SHED		C				replace existing s
4/11/1999	1668	WDK	6,000	C	6/2/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	QUESTIONNAIR	618	G BOURGAULT
7/14/2011	MEAS/EXT INS	25	D ERSKINE
6/29/2006	MEAS/EXT INS	50	
11/23/2002	M&L EXTERIOR	615	
6/2/1999	MEAS/EXT INS	602	
1/15/1996	ENTRY DENIED	606	

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

Sign:

VERIFICATION OF VISIT NOT DATA

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	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									12,705						12,700	

Total AC/HA:	2.19955	Total SF/SM:	95812	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	592,705	SpI Credit	Total:	592,700
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