

120

35

0

1 of 2

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

1,105,600

USE VALUE:

917,900 /

1,105,600

ASSESSED:

917,900 /

1,105,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 6 | | HORSES CROSSING, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | CHURCHILL TR WILLIAM E |
| Owner 2: | WEC TRUST |
| Owner 3: | |
| Street 1: | 6 HORSES CROSSING |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | CHURCHILL - WILLIAM E |
| Owner 2: | - |
| Street 1: | 6 HORSES CROSSING |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1861, having primarily STUCCO Exterior and 2318 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 7.25 | 1.00 | R1 | | | | | | | | | 580,000 | | | | | | 580,000 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.83655 | Total SF/SM: | 80000 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 580,000 | SpI Credit | Total: | 580,000 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

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 | 1.837 | 303,000 | 34,900 | 580,000 | 917,900 |
| Total Card | 1.837 | 303,000 | 34,900 | 580,000 | 917,900 |
| Total Parcel | 1.837 | 490,700 | 34,900 | 580,000 | 1,105,600 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 395.92 | /Parcel: 315.67 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 451,200 | 32600 | 1.837 | 546,400 | 1,030,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 440,300 | 32600 | 1.837 | 536,000 | 1,008,900 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 437,300 | 32600 | 1.837 | 560,000 | 1,029,900 | 1,029,900 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 382,400 | 35900 | 1.837 | 506,400 | 924,700 | 924,700 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 354,000 | 35900 | 1.837 | 440,000 | 829,900 | 829,900 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 343,600 | 35900 | 1.837 | 285,000 | 664,500 | 664,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 333,700 | 35900 | 1.837 | 254,200 | 623,800 | 623,800 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 333,700 | 35900 | 1.837 | 254,200 | 623,800 | 623,800 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|-------|
| CHURCHILL,WILLI | 81377-14 | | 3/30/2023 | CONVENIENC | | 1 | No | No | |
| BURKE JR TR,WAL | 63372-300 | | 3/14/2014 | | 335,000 | | No | No | |
| WALTER J. BURKE | 20461-451 | | 3/30/1990 | OTHER | | | No | No | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 6/17/2025 | P-25-77 | BATH | 3,500 | O | | | | |
| 7/13/2021 | R-21-0164 | SOLAR PA | 39,640 | C | 11/15/2021 | | | Install 30 solar p |
| 4/16/2015 | 6057 | GARAGE | 45,000 | C | 5/23/2017 | | | Construct 2 car de |
| 4/16/2015 | 6056 | RENOVATI | 275,000 | C | 5/23/2017 | | | Relocate single fa |
| 8/27/2014 | 5877 | ROOF | 7,500 | C | | | | |
| 6/30/2014 | 5805 | REMOVE | 10,000 | C | 6/17/2015 | | | Remove stucco sidi |
| 10/5/2009 | 4290 | REMOVE | 3,500 | C | 7/14/2011 | | | remove existing po |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/23/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 6/17/2015 | PERMIT VISIT | 619 | DH |
| 7/14/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 9/18/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/23/2002 | M&L EXTERIOR | 615 | |
| 1/15/1996 | ENTRY DENIED | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 23 4 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: | |

| | |
|------------------|----------|
| Parcel ID | 120 35 0 |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 07/14/11 |
| PRINT | |
| Date | 09/26/25 |
| Time | 15:32:20 |
| LAST REV | |
| Date | 07/22/25 |
| Time | 14:09:11 |
| apro | |
| 944 | |

