

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		GRASSHOPPER LN, LINCOLN

OWNERSHIP

Owner 1:	BIGELOW TR MARK BLAIR
Owner 2:	BIGELOW TR KATHRYN W
Owner 3:	M BLAIR BIGELOW REVOC TRUST
Street 1:	17 GRASSHOPPER LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BIGELOW - MARK BLAIR
Owner 2:	BIGELOW - KATHRYN W
Street 1:	17 GRASSHOPPER LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.76 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1949, having primarily WOOD Exterior and 3747 Square Feet, with 1 Unit, 3 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		76665		SQUARE FE	PRIME SITE		0	9.98	1.03	R3									788,415						788,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.760	578,600	18,100	788,400	1,385,100
Total Card	1.760	578,600	18,100	788,400	1,385,100
Total Parcel	1.760	578,600	18,100	788,400	1,385,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		369.69	/Parcel: 369.69

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	546,900	16900	1.76	765,500	1,329,300		Year End Roll	12/2/2024
2024	101	FV	532,900	16900	1.76	750,500	1,300,300		Year end	11/9/2023
2023	101	FV	487,200	16900	1.76	691,200	1,195,300	1,195,300	Year end	11/3/2022
2022	101	FV	417,400	20900	1.76	624,900	1,063,200	1,063,200	Year End Roll	10/19/2021
2021	101	FV	400,700	20900	1.76	553,000	974,600	974,600	Year End Roll	10/15/2020
2020	101	FV	396,900	20900	1.76	553,000	970,800	970,800	Year End Roll	9/26/2019
2019	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Create Final va	6/4/2019
2018	101	FV	356,500	20900	1.76	535,600	913,000	913,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIGELOW,MARK BL	1518-77		11/8/2017	CONVENIENC		1	No	No	
LIEPMANN W HUGO	1239-182		7/16/2001		752,000	No	No		
DOWSE AMY R,	1232-186		1/25/2001	SUBSEQUENT S	700,000	No	No		
JOHN BURTON WAR	919-188		5/15/1979		136,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2021	R-21-0036	ROOF	12,998	C	12/6/2021			Strip & re-roof & move master bth, c
6/30/2011	4780	RENOVATI	200,000	C	6/26/2012			
3/4/2004	2858	POOL	25,000	C	6/12/2004			
11/1/2001	2383	RENOVATI	26,000	C	6/29/2002			kitchen
7/9/1996	999-96	MANUAL	12,000	C	6/5/1997			RE ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
10/2/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
9/9/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
2/19/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.75999 Total SF/SM: 76665 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 788,415 Spl Credit Total: 788,400



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5190
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:	

!1442!

PRINT

Date	Time
09/26/25	16:26:06

LAST REV

Date	Time
02/15/22	11:46:51

blakeley 1442

