



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
106		SOUTH GREAT RD, LINCOLN
Unit #: _____		
Owner 1: WOOD JOANNE S		
Owner 2: _____		
Owner 3: _____		
Street 1: 106 SOUTH GREAT RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773	Type: _____

**PREVIOUS OWNER**

Owner 1:	KISTIAKOWSKY IRMA E -
Owner 2:	-
Street 1:	106 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: _____
Postal:	01773-4701

**NARRATIVE DESCRIPTION**

This parcel contains 20.594 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1950, having primarily STUCCO Exterior and 3762 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		8.02		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									280,700						280,700	
132	UNDEV		10.737		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									75,159						75,200	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	10.737			75,200	75,200
101	9.857	697,000	45,900	1,079,100	1,822,000
Total Card 20.594 697,000 45,900 1,154,300 1,897,200					
Total Parcel 20.594 697,000 45,900 1,154,300 1,897,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 504.31		/Parcel: 504.31	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	657,600	1200	20.594	1,131,100	1,789,900		Year End Roll	12/2/2024
2024	101	FV	640,400	1200	20.594	1,065,000	1,706,600		Year end	11/9/2023
2023	101	FV	584,600	1200	20.594	1,005,000	1,590,800	1,590,800	Year end	11/3/2022
2022	101	FV	499,800	1200	20.594	937,800	1,438,800	1,438,800	Year End Roll	10/19/2021
2021	101	FV	440,300	1200	20.594	865,000	1,306,500	1,306,500	Year End Roll	10/15/2020
2020	101	FV	436,100	1200	20.594	865,000	1,302,300	1,302,300	Year End Roll	9/26/2019
2019	101	FV	385,400	1200	20.594	847,400	1,234,000	1,234,000	Create Final va	6/4/2019
2018	101	FV	385,400	1200	20.594	847,400	1,234,000	1,234,000	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KISTIAKOWSKY IR	36288-505		9/3/2002		1,350,000	No	No		
GEORGE KISTIAKO	9998-71		3/19/1962	FAMILY		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2010	4401	SCREENPR	90,000	C	7/5/2011			construct new sunr

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
7/18/2011	PERMIT VISIT	25	D ERSKINE
7/19/2010	MEAS+INSPCTD	25	D ERSKINE
8/21/2007	MEAS/EXT INS	617	D HASCHIG
4/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

