

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SOUTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	23 SOUTH GREAT RD REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	23 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

PREVIOUS OWNER

Owner 1:	SKOK - DAVID R
Owner 2:	SKOK - MARIANNE
Street 1:	23 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1997, having primarily CLAPBOARD Exterior and 8061 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bd rms.

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	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		2.343		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									105,435						105,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.180	2,733,600	38,000	1,374,200	4,145,800
Total Card	4.180	2,733,600	38,000	1,374,200	4,145,800
Total Parcel	4.180	2,733,600	38,000	1,374,200	4,145,800
Source:	Market Adj Cost	Total Value per SQ unit /Card: 514.30		/Parcel: 514.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,361,900	35600	4.18	1,290,000	3,687,500		Year End Roll	12/2/2024
2024	101	FV	2,161,200	35600	4.18	1,254,300	3,451,100		Year end	11/9/2023
2023	101	FV	2,161,200	35600	4.18	1,210,300	3,407,100	3,407,100	Year end	11/3/2022
2022	101	FV	1,842,500	50500	4.18	1,145,500	3,038,500	3,038,500	Year End Roll	10/19/2021
2021	101	FV	1,986,800	50500	4.18	1,190,300	3,227,600	3,227,600	Year End Roll	10/15/2020
2020	101	FV	2,063,800	50500	4.18	1,190,300	3,304,600	3,304,600	Year End Roll	9/26/2019
2019	101	FV	2,178,900	50500	4.18	1,227,100	3,456,500	3,456,500	Create Final va	6/4/2019
2018	101	FV	2,178,900	50500	4.18	1,227,100	3,456,500	3,456,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKOK,DAVID R	78232-498		7/13/2021	MULTI-PARCEL	5,800,000	No	No		
SKINNER, EST.OF	26273-007		4/30/1996	CHD>SALE	1,595,000	No	No		2 LOTS + ROAD
RAYMOND MILITZE	12478-564		7/16/1973		170,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2022	R-22-0128	INSULATI	6,900	C				Attic air sealing
4/8/2021	R-21-0062	MANUAL	19,500	C	7/8/2021			Insulate exterior
3/2/2016	6355	ROOF	214,800	C				Remove & replace c
9/29/1997	1283	POOL HOU	5,000	C	4/4/1998			4/4/98 100%
9/9/1997	1270	TENN.CO	25,000	C	4/4/1998			4/4/98 100%
9/23/1996	1050-96	NEW HOME	825,000	C	4/4/1998			65% 4/4/98 100%
8/13/1996	1028-96	DEMOLITI		C	7/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
2/17/1999	ABATE-INSPEC	600	
7/3/1997	MEAS+INSPCTD	600	
4/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	80 2 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:	

