

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

34,200 /

34,200

USE VALUE:

34,200 /

34,200

ASSESSED:

34,200 /

34,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAPLAN PAUL D
Owner 2:	KAPLAN ANN C
Owner 3:	
Street 1:	17 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CANTU TR - ROBERT C
Owner 2:	-
Street 1:	19 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 3.8 ACRES of land mainly classified as UNDEV with a VACANT LAND Building built about , having primarily N/A Exterior and 2552 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdms.

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
132	UNDEV		3.8		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R7									34,200						34,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3.800			34,200	34,200
Total Card	3.800			34,200	34,200
Total Parcel	3.800			34,200	34,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		13.40	/Parcel: 13.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	3.8	26,600	26,600		Year End Roll	12/2/2024
2024	132	FV		0	3.8	22,800	22,800		Year end	11/9/2023
2023	132	FV		0	3.8	22,800	22,800	22,800	Year end	11/3/2022
2022	132	FV		0	3.8	22,800	22,800	22,800	Year End Roll	10/19/2021
2021	101	FV	568,400	0	3.8	1,173,900	1,742,300	1,742,300	Year End Roll	10/15/2020
2020	101	FV	559,200	0	3.8	1,173,900	1,733,100	1,733,100	Year End Roll	9/26/2019
2019	101	FV	570,400	0	3.8	1,210,700	1,781,100	1,781,100	Create Final va	6/4/2019
2018	101	FV	570,400	0	5.25	1,219,400	1,789,800	1,789,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTU TR,ROBERT	73324-47		9/23/2019	MULTI-PARCEL	2,000,000	No	No		
ROBERT CANTU	21976-364		4/27/1992	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	R-20-0109	DEMOLITI	20,000	C	10/6/2020			Demolish existing
2/16/2007	3616	TEMPORAR		C				install a replac w
2/27/1994	412	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2021	CLOSED	1	H M SCHEID
11/13/2018	MEAS/EXT INS	622	K Cuoco
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/13/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	80 2 1
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:	

