

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	SLAUGHTER FRANK G III TR -
Owner 2:	SLAUGHTER EMILIE TR -
Street 1:	C/O PAUL KAPLAN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2000, having primarily WOOD Exterior and 9069 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 5 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	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									160,335						160,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.400	4,223,000	210,200	1,429,100	5,862,300
Total Card	5.400	4,223,000	210,200	1,429,100	5,862,300
Total Parcel	5.400	4,371,900	210,200	1,429,100	6,011,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		646.38	/Parcel: 662.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	4,139,000	210200	5.4	1,332,700	5,681,900		Year End Roll	12/2/2024
2024	101	FV	4,024,600	210200	5.4	1,290,900	5,525,700		Year end	11/9/2023
2023	101	FV	4,024,600	210200	5.4	1,246,900	5,481,700	5,481,700	Year end	11/3/2022
2022	101	FV	3,603,200	262100	5.4	1,182,100	5,047,400	5,047,400	Year End Roll	10/19/2021
2021	101	FV	3,663,700	262100	5.4	1,226,900	5,152,700	5,152,700	Year End Roll	10/15/2020
2020	101	FV	3,758,000	262100	5.4	1,226,900	5,247,000	5,247,000	Year End Roll	9/26/2019
2019	101	FV	3,715,000	262100	5.4	1,263,700	5,240,800	5,240,800	Create Final va	6/4/2019
2018	101	FV	3,715,000	262100	6.85	1,272,400	5,249,500	5,249,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLAUGHTER FRANK	47265-168		4/7/2006	MULTI-PARCEL	6,400,000	No	No		Sale included 80 2 21 and 80 2 3
SLAUGHTER FRANK	44452-192		1/10/2005	CONVENIENC	10	No	No		
LADJEVARDI, HAB	24896-260		9/30/1994	CHD>SALE	1,425,000	No	No		
GOLNAZ AMIN	24534-476		5/13/1994	FAMILY		No	No		
KEIVAN TOWFIGH,	13899-385		2/11/1980	FAMILY		No	No		

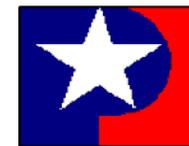
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	R-19-0144	ROOF	71,474	C				Strip & re-roof dw
6/19/2007	3712	BARN	302,456	C	6/10/2008			build horse barn;c
4/19/2007	3654	BARN	5,000	C	6/10/2008			construct foundati
4/24/2002	2484	MANUAL	30,000	C	6/27/2003			fin base walls of
6/19/1997	1210	BARN	50,000	C	3/27/2000			3/27/00 100%
10/16/1996	1073-96	NEW HOME	1,600,000	C	3/27/2000			3/27/00 100%
9/27/1996	1055-96	DEMOLITI		C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/10/2008	PERMIT VISIT	100	
6/12/2007	MEAS+INSPCTD	100	
6/27/2003	MEAS/EXT INS	615	
3/27/2000	MEAS+INSPCTD	600	
7/14/1999	MEAS/EXT INS	600	
6/25/1998	MEAS+INSPCTD	600	
5/15/1996	MEAS+INSPCTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80 2 3
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:	

!2067!

PRINT

Date	Time
09/26/25	17:43:49

LAST REV

Date	Time
02/03/20	13:42:19

blakeley 2067

