



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		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 Own Occ: N
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
130	LAND		0.033		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									231						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.870			1,042,600	1,042,600
Total Card	1.870			1,042,600	1,042,600
Total Parcel	1.870			1,042,600	1,042,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.87	1,012,200	1,012,200		Year End Roll	12/2/2024
2024	130	FV		0	1.87	992,200	992,200		Year end	11/9/2023
2023	130	FV		0	1.87	840,200	840,200	840,200	Year end	11/3/2022
2022	130	FV		0	1.87	768,200	768,200	768,200	Year End Roll	10/19/2021
2021	130	FV		0	1.87	800,200	800,200	800,200	Year End Roll	10/15/2020
2020	130	FV		0	1.87	800,200	800,200	800,200	Year End Roll	9/26/2019
2019	130	FV		0	1.87	797,000	797,000	797,000	Create Final va	6/4/2019
2018	130	FV		0	1.87	797,000	797,000	797,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKOK TR,DAVID R	78232-515		7/13/2021	MULTI-PARCEL		1	No	No	SOLD WITH PARCEL 158-7-0
SKOK,DAVID R	78232-498		7/13/2021	MULTI-PARCEL	5,800,000		No	No	
SKOK DAVID R	26389-166		6/10/1996	OTHER		1	Yes	No	SOLD W PARCEL 80-2-0
SKINNER, LOUIS	26273-007		4/30/1996	PARTIAL INTR			Yes	No	SOLD WITH HOUSE LOT
SKINNER HOPE J	23814-10		10/26/1993	FAMILY		1	Yes	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

