

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	XIE TR YINLIN
Owner 2:	41 SOUTH GREAT ROAD TRUST
Owner 3:	
Street 1:	41 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	LAPLANTE - JAMES A
Owner 2:	RACE - DEBORAH M
Street 1:	41 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 12.997 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily CLAPBOARD Exterior and 4330 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		11.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									78,120						78,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12.997	1,509,800	4,300	1,120,500	2,634,600
Total Card 12.997 1,509,800 4,300 1,120,500 2,634,600					
Total Parcel 12.997 1,509,800 4,300 1,120,500 2,634,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 608.52		/Parcel: 608.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,422,900	4100	12.997	1,008,500	2,435,500		Year End Roll	12/2/2024
2024	101	FV	1,372,600	4100	12.997	979,000	2,355,700		Year end	11/9/2023
2023	101	FV	737,700	4100	12.997	807,000	1,548,800	1,548,800	Year end	11/3/2022
2022	101	FV	623,300	4100	12.997	751,800	1,379,200	1,379,200	Year End Roll	10/19/2021
2021	101	FV	555,400	4100	12.997	707,000	1,266,500	1,266,500	Year End Roll	10/15/2020
2020	101	FV	316,400	4100	12.997	731,000	1,051,500	1,051,500	Year End Roll	9/26/2019
2019	101	FV	306,800	4100	12.997	713,400	1,024,300	1,024,300	Create Final va	6/4/2019
2018	101	FV	306,800	4100	12.997	713,400	1,024,300	1,024,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAPLANTE,JAMES	79837-33		3/17/2022		2,850,000	No	No		
NEISTER,JOHN	68464-387		11/23/2016	DIVORCE/ESTA	765,000	No	No		
WILLIAM EMERSON	21282-452		7/11/1991		450,000	No	No		

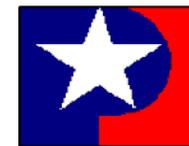
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2019	R-19-0199	ROOF	26,000	C				Strip & re-roof 28
6/25/2019	R-19-0078	MANUAL	500	C				Transfer permit #7
5/1/2018	7053	RENO-ADD	848,000	C	11/1/2019			Construct a garage
9/15/1997	1274	WDK-EFP	7,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2020	CnfmdbldgDpt	624	W Coelho
5/1/2017	MEAS+INSPCTD	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
3/7/1998	MEAS/EXT INS	602	
4/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80 3 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:	

!2071!

PRINT

Date	Time
09/26/25	17:44:25

LAST REV

Date	Time
06/26/25	16:32:57

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