

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING TERRY B
Owner 2:	BOSSERT LAURA A
Owner 3:	
Street 1:	53 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KING - TERRY B
Owner 2:	BOSSERT - LAURA A
Street 1:	53 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.91 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily WOOD SHING Exterior and 4758 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.533		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									18,655						18,700	
101	ONE FAM		2.54		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									17,780						17,800	Wetland

Total AC/HA:	4.90955	Total SF/SM:	213860	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	994,835	SpI Credit	Total:	994,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.910	615,000		994,900	1,609,900
Total Card 4.910 615,000 994,900 1,609,900					
Total Parcel 4.910 718,600 994,900 1,713,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 338.38		/Parcel: 289.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	679,000	0	4.91	966,900	1,645,900		Year End Roll	12/2/2024
2024	101	FV	660,100	0	4.91	943,200	1,603,300		Year end	11/9/2023
2023	101	FV	613,000	0	4.91	771,200	1,384,200	1,384,200	Year end	11/3/2022
2022	101	FV	536,000	0	4.91	716,000	1,252,000	1,252,000	Year End Roll	10/19/2021
2021	101	FV	514,000	0	4.91	671,200	1,185,200	1,185,200	Year End Roll	10/15/2020
2020	101	FV	510,100	0	4.91	695,200	1,205,300	1,205,300	Year End Roll	9/26/2019
2019	101	FV	464,300	0	4.91	677,600	1,141,900	1,141,900	Create Final va	6/4/2019
2018	101	FV	464,300	0	4.91	677,600	1,141,900	1,141,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING, TERRY B	66080-273		9/16/2015	FAMILY	100	No	No		
LEE RICHARD S,	50764-75		2/22/2008		1,045,000	No	No		
LEE RICHARD S,	50660-583		1/31/2008	CONVENIENC	100	No	No		
EST. REED HARWO	14362-193		7/24/1981		220,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2012	4993	RENOVATI	53,700	C				Kit reno including
4/15/2010	4421	RENO-ADD	11,500	C	7/10/2010			install bath by re

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS/EXT INS	622	K Cuoco
2/26/2009	MEAS+INSPCTD	100	
7/8/2006	MEAS+INSPCTD	615	
5/17/1996	MEAS+INSPCTD	606	
4/13/1996	MEAS/EXT INS	606	
1/10/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 80 4 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:

Parcel ID 159 18 0

Entered Lot Size

Total Land:

Land Unit Type:

!2072!

PRINT

Date	Time
09/26/25	17:44:33

LAST REV

Date	Time
10/05/18	16:02:26

apro

2072

