

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,591,500 / 1,591,500
 USE VALUE: 1,591,500 / 1,591,500
 ASSESSED: 1,591,500 / 1,591,500



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCADOW JR RONALD N
Owner 2:	STOKEY ELIZABETH E
Owner 3:	
Street 1:	59 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RAGO CHRISTINA TR -
Owner 2:	FIRST MARCUS TRUST -
Street 1:	PO BOX 481
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0481

NARRATIVE DESCRIPTION

This parcel contains 7.56 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1956, having primarily WOOD SHING Exterior and 3860 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bd rms.

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		0.823		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									28,805						28,800	
101	ONE FAM		4.9		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									34,300						34,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.560	570,000		1,021,500	1,591,500
Total Card 7.560 570,000 1,021,500 1,591,500					
Total Parcel 7.560 570,000 1,021,500 1,591,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.28		/Parcel: 412.28	

Legal Description	User Acct
1462	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	617,500	0	7.56	993,500	1,611,000		Year End Roll	12/2/2024
2024	101	FV	609,000	0	7.56	966,100	1,575,100		Year end	11/9/2023
2023	101	FV	604,700	0	7.56	794,100	1,398,800	1,398,800	Year end	11/3/2022
2022	101	FV	544,600	0	7.56	738,900	1,283,500	1,283,500	Year End Roll	10/19/2021
2021	101	FV	510,400	0	7.56	694,100	1,204,500	1,204,500	Year End Roll	10/15/2020
2020	101	FV	506,200	0	7.56	718,100	1,224,300	1,224,300	Year End Roll	9/26/2019
2019	101	FV	459,500	0	7.56	700,500	1,160,000	1,160,000	Create Final va	6/4/2019
2018	101	FV	459,500	0	7.56	700,500	1,160,000	1,160,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAGO CHRISTINA	56556-413		3/4/2011	BANKRUPTCY	995,000	No	No		
SHAYE GLENN TR,	25312-394		4/29/1995	CONVENIENC		No	No		
JEFFREY, BENNET	21775-503		2/20/1992	BANKRUPTCY	5,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2012	5006	WDK	12,000	C	9/14/2012			contract deck & re

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	EXTRIOR ONLY	6	JN
6/7/2012	MEAS/EXT INS	25	D ERSKINE
12/2/2010	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

