

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHORB III PAUL E
Owner 2:	SHORB ELLEN MEYER
Owner 3:	
Street 1:	99 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	Urner - Joseph F
Owner 2:	Brown - Lorian R
Street 1:	99 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 ONE FAM with a CAPE Building built about 1979, having primarily WOOD SHING Exterior and 2774 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	469,200	7,500	799,600	1,276,300
Total Card 1.870 469,200 7,500 799,600 1,276,300					
Total Parcel 1.870 469,200 7,500 799,600 1,276,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 460.14		/Parcel: 460.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	439,600	7000	1.87	776,400	1,223,000		Year End Roll	12/2/2024
2024	101	FV	437,000	7000	1.87	761,000	1,205,000		Year end	11/9/2023
2023	101	FV	378,700	7000	1.87	701,000	1,086,700	1,086,700	Year end	11/3/2022
2022	101	FV	316,600	9600	1.87	633,800	960,000	960,000	Year End Roll	10/19/2021
2021	101	FV	310,400	9600	1.87	561,000	881,000	881,000	Year End Roll	10/15/2020
2020	101	FV	274,700	9600	1.87	561,000	845,300	845,300	Year End Roll	9/26/2019
2019	101	FV	264,300	9600	1.87	543,400	817,300	817,300	Create Final va	6/4/2019
2018	101	FV	264,300	9600	1.87	543,400	817,300	817,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Urner, Joseph F	60894-547		1/4/2013		700,000	No	No		Joseph Urner Death Cert Bk60894 pg 540
JOSEPH URNER	20361-560		2/5/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2018	6994	SOLAR PA	22,000	C				Install solar pane
4/26/1999	1703	ROOF		C	5/29/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
3/25/2014	SALES INSP	618	G BOURGAULT
8/21/2007	MEAS/EXT INS	617	D HASCHIG
5/29/1999	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	81 11 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:	

