

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PIANKA WALTER EDWARD
Owner 2:	C/O JAMES PIANKA
Owner 3:	
Street 1:	30 MARLBORO STREET
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01749 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.002 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1967, having primarily WOOD SHING Exterior and 3435 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 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		0.165		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,775						5,800	

Total AC/HA:	2.00155	Total SF/SM:	87188	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	804,175	SpI Credit	Total:	804,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.002	355,300		804,200	1,159,500
Total Card	2.002	355,300		804,200	1,159,500
Total Parcel	2.002	355,300		804,200	1,159,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	337.59	/Parcel:	337.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	335,400	0	2.002	781,000	1,116,400		Year End Roll	12/2/2024
2024	101	FV	330,700	0	2.002	765,000	1,095,700		Year end	11/9/2023
2023	101	FV	328,300	0	2.002	705,000	1,033,300	1,033,300	Year end	11/3/2022
2022	101	FV	271,900	0	2.002	637,800	909,700	909,700	Year End Roll	10/19/2021
2021	101	FV	254,300	0	2.002	565,000	819,300	819,300	Year End Roll	10/15/2020
2020	101	FV	252,200	0	2.002	565,000	817,200	817,200	Year End Roll	9/26/2019
2019	101	FV	239,000	0	2.002	547,400	786,400	786,400	Create Final va	6/4/2019
2018	101	FV	239,000	0	2.002	547,400	786,400	786,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIANKA, WALTER	25232-574		3/20/1995	CONVENIENC		No	No		
KATHLEEN SHERWI	11137-298		6/14/1966		6,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/1998	1328	W/S FLUE		C	6/6/1998			06/6/98 100%
3/16/1995	679-95	MANUAL	2,500	C	8/14/1995			REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
6/6/1998	MEAS/EXT INS	602	
5/17/1996	MEAS+INSPCTD	606	
4/12/1996	MEAS/EXT INS	606	
8/14/1995	ABATE-INSPEC	605	BOA

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 81 12 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:

!2076!

PRINT

Date	Time
09/26/25	17:45:12

LAST REV

Date	Time
11/26/24	14:12:16

blakeley

2076

