

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as CHARITY with a BUNGALOW Building built about 1940, having primarily WOOD Exterior and 1022 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
905	CHARITY		43560		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,297						689,300	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	689,297	SpI Credit		Total:	689,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	1.000	137,100	300	689,300	826,700
Total Card	1.000	137,100	300	689,300	826,700
Total Parcel	1.000	137,100	300	689,300	826,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		808.90	/Parcel: 808.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	129,100	200	1.	669,300	798,600		Year End Roll	12/2/2024
2024	905	FV	124,100	200	1.	656,100	780,400		Year end	11/9/2023
2023	905	FV	111,600	200	1.	604,300	716,100	716,100	Year end	11/3/2022
2022	905	FV	96,100	200	1.	546,300	642,600	642,600	Year End Roll	10/19/2021
2021	905	FV	85,300	200	1.	483,500	569,000	569,000	Year End Roll	10/15/2020
2020	905	FV	82,400	200	1.	483,500	566,100	566,100	Year End Roll	9/26/2019
2019	905	FV	82,400	200	1.	468,300	550,900	550,900	Create Final va	6/4/2019
2018	905	FV	82,400	200	1.	468,300	550,900	550,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



!2080!

PRINT

Date	Time
09/26/25	17:45:43

LAST REV

Date	Time
04/25/13	11:09:04

apro

2080

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

USER DEFINED

Prior Id # 1:	8140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

