

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JUMES CHRIS
Owner 2:	CHIOTELIS JOHANNA
Owner 3:	
Street 1:	81 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	CHARRETTE - ANN L
Owner 2:	-
Street 1:	81 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1966, having primarily CLAPBOARD Exterior and 4127 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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	9.98	1.00	R3									798,400						798,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	516,900		798,400	1,315,300
Total Card		1.837	516,900	798,400	1,315,300
Total Parcel		1.837	516,900	798,400	1,315,300
Source:		Market Adj Cost		Total Value per SQ unit /Card:	318.71
				/Parcel:	318.71

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	519,900	0	1.837	775,200	1,295,100		Year End Roll	12/2/2024
2024	101	FV	516,800	0	1.837	760,000	1,276,800		Year end	11/9/2023
2023	101	FV	448,000	0	1.837	700,000	1,148,000	1,148,000	Year end	11/3/2022
2022	101	FV	382,300	0	1.837	632,800	1,015,100	1,015,100	Year End Roll	10/19/2021
2021	101	FV	363,800	0	1.837	560,000	923,800	923,800	Year End Roll	10/15/2020
2020	101	FV	322,400	0	1.837	560,000	882,400	882,400	Year End Roll	9/26/2019
2019	101	FV	312,800	0	1.837	542,400	855,200	855,200	Create Final va	6/4/2019
2018	101	FV	312,800	0	1.837	542,400	855,200	855,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHARRETTE,ANN L	56924-356		5/31/2011		787,000	No	No		
CHARRETTE EDMON	51873-539		11/7/2008	DIVORCE/ESTA	100	No	No		execution of a separation agreement
CLARK GREGORY	21729-330		1/31/1992		310,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2011	4716	MANUAL		C				install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
6/5/2012	SALES INSP	618	G BOURGAULT
12/2/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
1/16/1997	MEAS+INSPCTD	600	
4/12/1996	MEAS/EXT INS	606	
6/27/1994	FIELDREV CHG	600	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	81 7 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:	

