

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STOCK JAMES H
Owner 2:	STOCK ANNE E DOYLE
Owner 3:	
Street 1:	85 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.23 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1966, having primarily WOOD Exterior and 4582 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 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		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									40,705						40,700	
101	ONE FAM		0.23		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									8,050						8,100	

Total AC/HA:	3.22955	Total SF/SM:	140679	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	847,155	SpI Credit	Total:	847,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.230	1,158,100		847,200	2,005,300
Total Card 3.230 1,158,100 847,200 2,005,300					
Total Parcel 3.230 1,158,100 847,200 2,005,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		437.65	/Parcel: 437.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,064,000	0	3.23	824,000	1,888,000		Year End Roll	12/2/2024
2024	101	FV	1,051,800	0	3.23	801,800	1,853,600		Year end	11/9/2023
2023	101	FV	905,500	0	3.23	741,800	1,647,300	1,647,300	Year end	11/3/2022
2022	101	FV	775,000	0	3.23	674,600	1,449,600	1,449,600	Year End Roll	10/19/2021
2021	101	FV	689,200	0	3.23	601,800	1,291,000	1,291,000	Year End Roll	10/15/2020
2020	101	FV	677,300	0	3.23	601,800	1,279,100	1,279,100	Year End Roll	9/26/2019
2019	101	FV	657,000	0	3.23	584,200	1,241,200	1,241,200	Create Final va	6/4/2019
2018	101	FV	657,000	0	3.23	584,200	1,241,200	1,241,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBERT SCHNEIDE	21370-189		8/22/1991		527,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2015	6252	SOLAR PA	45,222	C	12/1/2015			Install solar pane
5/7/1998	1410	MANUAL	25	C	3/31/1999			WOODSTOVE
5/7/1998	1409	MANUAL	25	C	3/31/1999			WOODSTOVE
9/17/1997	1277	ADDITION	220,000	C	5/29/1999			85% 6/98
4/11/1994	443	W/S FLUE		C	8/18/1995			
12/9/1993	407	RENO-GAR	47,800	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
5/29/1999	MEAS+INSPCTD	602	
3/31/1999	MEAS+INSPCTD	602	
6/6/1998	MEAS+INSPCTD	602	
4/13/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	
12/29/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	8180
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:	

!2084!

PRINT
 Date 09/26/25 Time 17:46:14

LAST REV
 Date 06/07/17 Time 14:25:40
 apro 2084

PAT ACCT.

