

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STORER TR JAMES A
Owner 2:	STORER TR SANDRA K ANDERSON
Owner 3:	2014 STORER FAMILY TRUST
Street 1:	89 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	STORER - JAMES A
Owner 2:	STORER - SANDRA K ANDERSON
Street 1:	89 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2647 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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	Distant water view
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									40,705						40,700	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									840						800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.120	558,500	14,100	839,900	1,412,500
Total Card 3.120 558,500 14,100 839,900 1,412,500					
Total Parcel 3.120 558,500 14,100 839,900 1,412,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 533.55		/Parcel: 533.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	526,200	13200	3.12	816,700	1,356,100		Year End Roll	12/2/2024
2024	101	FV	534,800	13200	3.12	795,600	1,343,600		Year end	11/9/2023
2023	101	FV	417,200	13200	3.12	735,600	1,166,000	1,166,000	Year end	11/3/2022
2022	101	FV	361,500	13600	3.12	668,400	1,043,500	1,043,500	Year End Roll	10/19/2021
2021	101	FV	338,700	13600	3.12	595,600	947,900	947,900	Year End Roll	10/15/2020
2020	101	FV	309,400	13600	3.12	595,600	918,600	918,600	Year End Roll	9/26/2019
2019	101	FV	288,900	13600	3.12	578,000	880,500	880,500	Create Final va	6/4/2019
2018	101	FV	288,900	13600	3.12	578,000	880,500	880,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STORER,JAMES A	63727-20		6/10/2014	CONVENIENC	99	No	No		
KAY YEUELL	16237-246		6/21/1985		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2013	5381	ROOF	2,000	C				strip & re-roof dw
2/28/2013	5333	RENOVATI	125,000	C	6/11/2013			remodel bath & res
1/5/2009	4110	MANUAL		C				install wood burni
12/18/1995	876-95	SHED	2,000	C	6/25/1996			
12/5/1994	642-94	W/S FLUE	25	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	EXTRIOR ONLY	6	JN
6/11/2013	MEAS+INSPCTD	25	D ERSKINE
12/2/2010	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	8190
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:	

PRINT

Date	Time
09/26/25	17:46:22

LAST REV

Date	Time
03/11/25	09:20:01

apro 2085

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