



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDER TR DAVID W
Owner 2:	GREENWALD TR DEBORAH F
Owner 3:	HARDER & GREENWALD REV TRUST
Street 1:	112 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

PREVIOUS OWNER

Owner 1:	HARDER - DAVID W
Owner 2:	GREENWALD - DEBORAH F
Street 1:	112 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

NARRATIVE DESCRIPTION

This parcel contains 3.08 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1963, having primarily WOOD Exterior and 3251 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.273		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,555						9,600	
101	ONE FAM		0.97		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,790						6,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	3.080	949,500	21,100	974,800	1,945,400	
Total Card		3.080	949,500	21,100	974,800	1,945,400
Total Parcel		3.080	949,500	21,100	974,800	1,945,400
Source:		Market Adj Cost		Total Value per SQ unit /Card: 598.40 /Parcel: 598.40		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	893,900	19700	3.08	946,800	1,860,400		Year End Roll	12/2/2024
2024	101	FV	908,700	19700	3.08	926,000	1,854,400		Year end	11/9/2023
2023	101	FV	706,400	19700	3.08	754,000	1,480,100	1,480,100	Year end	11/3/2022
2022	101	FV	614,100	19700	3.08	698,800	1,332,600	1,332,600	Year End Roll	10/19/2021
2021	101	FV	564,600	19700	3.08	654,000	1,238,300	1,238,300	Year End Roll	10/15/2020
2020	101	FV	515,100	19700	3.08	678,000	1,212,800	1,212,800	Year End Roll	9/26/2019
2019	101	FV	459,500	19700	3.08	660,400	1,139,600	1,139,600	Create Final va	6/4/2019
2018	101	FV	459,500	19700	3.08	660,400	1,139,600	1,139,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARDER,DAVID W	70994-312		5/11/2018	CONVENIENC		1	No	No	
KAMENY, STUART	25856-196		11/30/1995		610,000	No	No		
KAMENY, WENDY W	25219-564		3/13/1995	CONVENIENC		No	No		
WILLIAM A. ARMS	12335-551		11/27/1972		87,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2005	3132	RENOVATI	21,735	C	6/4/2005			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	MEAS/EXT INS	622	K Cuoco
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
4/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

