



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
116		SOUTH GREAT RD, LINCOLN
<b>OWNERSHIP</b>		
Owner 1:		ALVAREZ TR JUAN C
Owner 2:		DELLANINA TR DEBRA
Owner 3:		DEBRA JO DELLANIA REV TRUST
Street 1:		116 SOUTH GREAT RD
Street 2:		
Twn/City:		LINCOLN
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
130	1.353		9,000	41,800	50,800	
101	1.837	1,260,900		958,400	2,219,300	
<b>Total Card</b>		3.190	1,260,900	9,000	1,000,200	2,270,100
<b>Total Parcel</b>		3.190	1,260,900	9,000	1,000,200	2,270,100
<b>Source:</b> Market Adj Cost		<b>Total Value per SQ unit /Card:</b> 469.46		<b>/Parcel:</b> 469.46		

Legal Description	User Acct
	<b>GIS Ref</b>
	<b>GIS Ref</b>
<b>Entered Lot Size</b>	
<b>Total Land:</b>	
<b>Land Unit Type:</b>	

<b>Insp Date</b>	03/06/25
<b>PRINT</b>	
<b>Date</b>	09/26/25
<b>Time</b>	17:48:07
<b>LAST REV</b>	
<b>Date</b>	03/11/25
<b>Time</b>	09:46:49
apro	
2099	

**PREVIOUS OWNER**

Owner 1:	ALVAREZ - JUAN C
Owner 2:	DELLANINA - DEBRA
Street 1:	116 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,193,900	8400	3.19	972,200	2,174,500		Year End Roll	12/2/2024
2024	101	FV	1,132,900	8400	3.19	947,800	2,089,100		Year end	11/9/2023
2023	101	FV	1,132,900	8400	3.19	775,800	1,917,100	1,917,100	Year end	11/3/2022
2022	101	FV	1,020,500	12000	3.19	720,600	1,753,100	1,753,100	Year End Roll	10/19/2021
2021	101	FV	1,089,000	12000	3.19	675,800	1,776,800	1,776,800	Year End Roll	10/15/2020
2020	101	FV	1,095,100	12000	3.19	699,800	1,806,900	1,806,900	Year End Roll	9/26/2019
2019	101	FV	1,082,700	12000	3.19	682,200	1,776,900	1,776,900	Create Final va	6/4/2019
2018	101	FV	1,082,700	12000	3.19	682,200	1,776,900	1,776,900	Year End Roll	9/28/2017

**Parcel ID** 160 20 0

!2099!

**USER DEFINED**

Prior Id # 1:	82 2 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 3.19 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2007, having primarily WOOD SHING Exterior and 4836 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALVAREZ, JUAN C	70192-123		11/6/2017	CONVENIENC		1	No	No	
METZNER, MICHAEL	62984-115		11/26/2013		1,635,000	No	No		
VENTRESCA NICH0	51842-554		10/30/2008		1,800,000	No	No		
CHAMPENY LEONA	47314-446		4/18/2006	CHANGE IN US	550,000	No	No		
CHAMPENY JOHN C	16703-382		1/10/1986	FAMILY		No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2009	4206	FENCE		C				install 6ft fenc a
4/11/2007	3647	POOL		C	4/29/2009			install 16x40 pool
11/3/2006	3558	NEW HOME	875,000	C	4/29/2009			New house;certoccu

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
3/25/2014	SALES INSP	618	G BOURGAULT
4/29/2009	PERMIT VISIT	25	D ERSKINE
5/6/2008	MEAS+INSPCTD	100	
5/25/2007	MEAS+INSPCTD	100	

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
<b>Census:</b>				Exmpt		
<b>Flood Haz:</b>						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

**Sign:** VERIFICATION OF VISIT NOT DATA

**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	
130	LAND		1.153		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,355						40,400	
130	LAND		0.2		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,400						1,400	Wetland

<b>Total AC/HA:</b> 3.18955	<b>Total SF/SM:</b> 138937	<b>Parcel LUC:</b> 101	<b>ONE FAM</b>	<b>Prime NB Desc</b>	<b>RES CAT 4</b>	<b>Total:</b> 1,000,155	<b>SpI Credit</b>	<b>Total:</b> 1,000,200
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