



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BARNES MICHELLE L
Owner 2:	
Owner 3:	
Street 1:	122 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4700 Type:

**PREVIOUS OWNER**

Owner 1:	GREENSPUN - PHILIP
Owner 2:	-
Street 1:	122 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4700

**NARRATIVE DESCRIPTION**

This parcel contains 5.497 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1968, having primarily WOOD Exterior and 4518 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 1 Bdrm.

**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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		0.61		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									21,350					21,400		
101	ONE FAM		3.05		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									21,350					21,400	Wetland	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	5.497	842,900	26,000	1,085,200	1,954,100	
Total Card		5.497	842,900	26,000	1,085,200	1,954,100
Total Parcel		5.497	842,900	26,000	1,085,200	1,954,100
Source:		Market Adj Cost		Total Value per SQ unit /Card: 432.56 /Parcel: 432.56		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	794,900	24300	5.497	1,054,800	1,874,000		Year End Roll	12/2/2024
2024	101	FV	807,700	24300	5.497	1,028,600	1,860,600		Year end	11/9/2023
2023	101	FV	632,500	24300	5.497	876,600	1,533,400	1,533,400	Year end	11/3/2022
2022	101	FV	549,300	31100	5.497	804,600	1,385,000	1,385,000	Year End Roll	10/19/2021
2021	101	FV	532,000	31100	5.497	836,600	1,399,700	1,399,700	Year End Roll	10/15/2020
2020	101	FV	487,300	31100	5.497	836,600	1,355,000	1,355,000	Year End Roll	9/26/2019
2019	101	FV	452,400	31100	5.497	833,400	1,316,900	1,316,900	Create Final va	6/4/2019
2018	101	FV	452,400	31100	5.497	833,400	1,316,900	1,316,900	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENSPUN,PHILI	63931-429		7/17/2014	DIVORCE/ESTA		1	No	No	
ANDERSON MICHA	51767-76		10/7/2008		1,400,000	No	No		
CHAMPENY, LEONA	24576-103		5/27/1994		510,000	No	No		
JOHN C. CHAMPEN	16703-379		1/10/1986	FAMILY		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2024	R-24-0023	BATH	21,000	O				Bathroom reno, rem
10/16/2023	R-23-0253	WDK	6,500	O				Remove existing de
11/6/2014	5957	WINDOWS	15,500	C				
8/24/2005	3263	MANUAL	49,000	C				redo deck, resuppo
10/13/1999	1823	ADDITION	125,000	C	6/26/2000			6/26/00 100%
9/28/1999	1811	TENN.CO	25,000	C	6/26/2000			6/26/00 100%
6/24/1999	1755	RENOVATI	45,000	C	6/26/2000			6/26/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
1/7/2010	MEAS+INSPECTD	100	
6/17/2006	PERMIT VISIT	615	
6/26/2000	MEAS+INSPECTD	611	
4/12/1996	MEAS+INSPECTD	606	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

