

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

961,900 / 961,900

USE VALUE:

961,900 / 961,900

ASSESSED:

961,900 / 961,900

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	170 SOUTH GREAT ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	170 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LV REALTY LLC -
Owner 2:	-
Street 1:	17 IVALOO ST STE 100
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as SERV ST with a SERVICE ST Building built about 1962, having primarily CORREG STL Exterior and 5120 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B-1	Retail Bus	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
334	SERV ST		52272		SQUARE FE	PRIME SITE		0	16.18	0.80	CA	1.00		LOCATIC	-20					676,609						676,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	1.200	263,900	21,400	676,600	961,900
Total Card 1.200 263,900 21,400 676,600 961,900					
Total Parcel 1.200 263,900 21,400 676,600 961,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 187.87		/Parcel: 187.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	334	FV	255,400	20000	1.2	657,000	932,400		Year End Roll	12/2/2024
2024	334	FV	249,800	20000	1.2	644,000	913,800		Year end	11/9/2023
2023	334	FV	249,800	20000	1.2	731,800	1,001,600	1,001,600	Year end	11/3/2022
2022	334	FV	249,800	9400	1.2	731,800	991,000	991,000	Year End Roll	10/19/2021
2021	334	FV	249,800	9400	1.2	483,500	742,700	742,700	Year End Roll	10/15/2020
2020	334	FV	249,800	9400	1.2	483,500	742,700	742,700	Year End Roll	9/26/2019
2019	334	FV	261,100	14800	1.2	470,400	746,300	746,300	Create Final va	6/4/2019
2018	334	FV	376,600	14800	1.2	470,400	861,800	861,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LV REALTY LLC,	69746-547		8/9/2017		750,000	No	No		
FAME HOLDINGS C	35328-446		4/24/2002	FORECLOSURE		No	No		
HAROLD B MURPHY	28655-021		10/15/1997	BANKRUPTCY		1	No	No	
BARBER BOYER RO	28655-023		9/10/1997		250,000	No	No		
YERARDI ET AL	19449-492		11/3/1988	INTRA-CORP		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2008	4005	MANUAL		C				replace sign with
5/9/2006	3413	SIGN		C				
5/9/2006	3412	SIGN		C				
1/4/2006	3335	ROOF		C				
11/29/1994	636-94	SHED		25 C	1/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/21/2021	MEAS/EXT INS	625	J Frank
10/8/2013	MEAS+INSPCTD	25	D ERSKINE
3/22/2003	M&L EXTERIOR	615	
8/15/1994	MEAS+INSPCTD	107	
1/22/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 21 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:	

PRINT

Date	Time
09/26/25	18:33:51

LAST REV

Date	Time
12/19/22	08:51:07

apro 2411

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