

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHAO LIMING
Owner 2:	LU RONGZHEN
Owner 3:	
Street 1:	158 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4118 Type:

PREVIOUS OWNER

Owner 1:	RICE DAVID B -
Owner 2:	-
Street 1:	158 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4118

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 3450 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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		74052.4		SQUARE FE	PRIME SITE		0	8.76	1.06	R2									685,169						685,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	369,900	1,600	685,200	1,056,700
Total Card		1.700	369,900	1,600	685,200
Total Parcel		1.700	369,900	1,600	685,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 306.29		/Parcel: 306.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	348,800	1500	1.7	678,100	1,028,400		Year End Roll	12/2/2024
2024	101	FV	339,700	1500	1.7	664,800	1,006,000		Year end	11/9/2023
2023	101	FV	310,300	1500	1.7	625,700	937,500	937,500	Year end	11/3/2022
2022	101	FV	270,500	1800	1.7	567,100	839,400	839,400	Year End Roll	10/19/2021
2021	101	FV	247,000	1800	1.7	488,800	737,600	737,600	Year End Roll	10/15/2020
2020	101	FV	244,600	1800	1.7	496,700	743,100	743,100	Year End Roll	9/26/2019
2019	101	FV	221,100	1800	1.7	480,200	703,100	703,100	Create Final va	6/4/2019
2018	101	FV	221,100	1800	1.7	480,200	703,100	703,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICE DAVID B,	1217-33		1/26/2000		425,000	No	No		
GRADY JOHN K	964-75		12/31/1982		170,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2019	R-19-0155	WDK	5,500	C				Remove old deck &
8/3/2015	6188	ROOF	6,000	C				Strip and re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/12/1996	MEAS+INSPCTD	606	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	96 24 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	18:34:15

LAST REV

Date	Time
09/01/20	11:01:59

apro	2414
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2414
