



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 154 |        | SOUTH GREAT RD, LINCOLN |

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | RICE TR PAUL G        |
| Owner 2:  | RICE TR IRENE P EARLE |
| Owner 3:  | RICE LIVING TRUST     |
| Street 1: | 154 SOUTH GREAT RD    |
| Street 2: |                       |
| Twn/City: | LINCOLN               |
| St/Prov:  | MA Cntry Own Occ: Y   |
| Postal:   | 01773-4118 Type:      |

**PREVIOUS OWNER**

|           |                      |
|-----------|----------------------|
| Owner 1:  | RICE - PAUL G        |
| Owner 2:  | RICE - IRENE P EARLE |
| Street 1: | 154 SOUTH GREAT RD   |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry             |
| Postal:   | 01773-4118           |

**NARRATIVE DESCRIPTION**

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1953, having primarily CLAPBOARD Exterior and 3254 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bd rms.

**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     |          | 65339.999   |                    | SQUARE FE | PRIME SITE |           | 0          | 8.76       | 1.16 | R2    |            |           |        |   |        |   |        |   | 662,276         |           |   |           |        |      | 662,300   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size | Building Value  | Yard Items | Land Value  | Total Value |           |
|--------------|-----------|-----------------|------------|---|-------------|-----------|
| 101          | 1.500     | 486,000         | 4,400      | 662,300   | 1,152,700   |           |
| Total Card   |           | 1.500           | 486,000    | 4,400   | 662,300     | 1,152,700 |
| Total Parcel |           | 1.500           | 486,000    | 4,400   | 662,300     | 1,152,700 |
| Source:      |           | Market Adj Cost |            | Total Value per SQ unit /Card: 354.24 /Parcel: 354.24 |             |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 458,100    | 4100      | 1.5       | 655,500    | 1,117,700   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 451,300    | 4100      | 1.5       | 642,600    | 1,098,000   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 447,900    | 4100      | 1.5       | 604,800    | 1,056,800   | 1,056,800     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 402,100    | 4100      | 1.5       | 548,100    | 954,300     | 954,300       | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 393,300    | 4100      | 1.5       | 472,500    | 869,900     | 869,900       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 389,600    | 4100      | 1.5       | 480,100    | 873,800     | 873,800       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 365,000    | 4100      | 1.5       | 464,200    | 833,300     | 833,300       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 365,000    | 4100      | 1.5       | 464,200    | 833,300     | 833,300       | Year End Roll   | 9/28/2017  |

**SALES INFORMATION**

| Grantor     | Legal Ref | Type | Date      | Sale Code  | Sale Price | V | Tst | Verif | Notes |
|-------------|-----------|------|-----------|------------|------------|---|-----|-------|-------|
| RICE,PAUL G | 1612-105  |      | 3/22/2024 | CONVENIENC |            | 1 | No  | No    |       |
| RICE PAUL   | 1111-041  |      | 5/28/1993 | FAMILY     |            |   | No  | No    |       |

**BUILDING PERMITS**

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 9/14/2017 | 6847   | ROOF    | 39,500 | C   | 12/27/2017 |          |            | Repair roof damage |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/13/2018 | MEAS/EXT INS | 622 | K Cuoco   |
| 12/2/2010  | MEAS/EXT INS | 25  | D ERSKINE |
| 7/8/2006   | MEAS+INSPCTD | 615 |           |
| 4/25/1996  | MEAS/EXT INS | 606 |           |
| 12/15/1989 | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA

