

**Map** Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'BRIEN MICHAEL T
Owner 2:	O'BRIEN JANE E
Owner 3:	
Street 1:	163 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1969, having primarily WOOD Exterior and 4332 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	700,800	SpI Credit	Total:	700,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	721,100		700,800	1,421,900
Total Card		1.837	721,100	700,800	1,421,900
Total Parcel		1.837	721,100	700,800	1,421,900
Source:		Market Adj Cost	Total Value per SQ unit /Card:		328.23 /Parcel: 328.23

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	681,200	0	1.837	693,600	1,374,800		Year End Roll	12/2/2024
2024	101	FV	672,100	0	1.837	680,000	1,352,100		Year end	11/9/2023
2023	101	FV	667,500	0	1.837	640,000	1,307,500	1,307,500	Year end	11/3/2022
2022	101	FV	595,300	0	1.837	580,000	1,175,300	1,175,300	Year End Roll	10/19/2021
2021	101	FV	539,700	0	1.837	500,000	1,039,700	1,039,700	Year End Roll	10/15/2020
2020	101	FV	535,300	0	1.837	508,000	1,043,300	1,043,300	Year End Roll	9/26/2019
2019	101	FV	498,100	0	1.837	491,200	989,300	989,300	Create Final va	6/4/2019
2018	101	FV	498,100	0	1.837	491,200	989,300	989,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHMIELINSKI TSU	22786-418		12/30/1992		292,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2012	5250	SOLAR PA	20,000	C				install roof mount
10/25/2000	2115	ADDITION	120,000	C	6/12/2001			second floor

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS+INSPCTD	25	D ERSKINE
6/12/2001	MEAS+INSPCTD	615	
4/11/1996	MEAS+INSPCTD	606	
6/29/1994	FIELDREV CHG	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot Properties Inc.**

USER DEFINED

Prior Id # 1:	96 30 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	18:35:14

LAST REV

Date	Time
06/07/17	12:25:36

apro 2421

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