

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINEMAN MATTHEW J
Owner 2:	KANNER LILA R
Owner 3:	
Street 1:	153 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN - S BRENDAN
Owner 2:	COUGHLIN - HEATHER M
Street 1:	153 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This parcel contains 1.26 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1854, having primarily WOOD SHING Exterior and 2898 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		54885.60156		SQUARE FE	PRIME SITE		0	8.76	1.32	R2									634,797						634,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.260	770,200	11,100	634,800	1,416,100
Total Card 1.260 770,200 11,100 634,800 1,416,100					
Total Parcel 1.260 770,200 11,100 634,800 1,416,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 488.65		/Parcel: 488.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	727,300	7200	1.26	628,300	1,362,800		Year End Roll	12/2/2024
2024	101	FV	694,100	7200	1.26	616,000	1,317,300		Year end	11/9/2023
2023	101	FV	586,800	7200	1.26	579,700	1,173,700	1,173,700	Year end	11/3/2022
2022	101	FV	511,400	7200	1.26	525,400	1,044,000	1,044,000	Year End Roll	10/19/2021
2021	101	FV	547,800	7200	1.26	452,900	1,007,900	1,007,900	Year End Roll	10/15/2020
2020	101	FV	556,400	7200	1.26	460,200	1,023,800	1,023,800	Year End Roll	9/26/2019
2019	101	FV	559,100	7200	1.26	444,900	1,011,200	1,011,200	Create Final va	6/4/2019
2018	101	FV	559,100	7200	1.26	444,900	1,011,200	1,011,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN, S BREN	64547-540		11/21/2014		1,035,000	No	No		
WHITE MARION J,	45007-416		4/15/2005		703,000	No	No		
	7920-235		6/19/1952		23,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2006	3410	KITCHEN	12,000	C	6/12/2007			Remodel kitchen; 6
5/5/2006	3408	FENCE		C				
5/24/2005	3185	DEMOLITI	1,000	C				garage/shed
3/30/2005	3149	RENOVATI	12,500	C	6/4/2005			2 baths & mud rm 2

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/28/2007	MEAS+INSPCTD	100	
6/27/2006	MEAS/EXT INS	50	
6/4/2005	MEAS+INSPCTD	615	
4/11/1996	MEAS+INSPCTD	606	
4/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 96 33 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	18:35:38

LAST REV

Date	Time
03/11/25	10:28:07

apro 2424

Parcel ID 160 1 0

!2424!

