

160

2

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

941,600 /

941,600 /

941,600 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

941,600 /

941,600 /

ASSESSed:

941,600 /

941,600 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RICCIO TR LAURA
Owner 2:	
Owner 3:	ELISABETH H PAGE RECOV TRUST
Street 1:	17 WALPOLE STREET
Street 2:	
Twn/City:	NORWOOD
St/Prov:	MA Cntry Own Occ: Y
Postal:	02062 Type:

PREVIOUS OWNER

Owner 1:	PAGE - ELISABETH H
Owner 2:	-
Street 1:	149 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1921, having primarily WOOD SHING Exterior and 1962 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		42253.201		SQUARE FE	PRIME SITE		0	8.76	1.63	R2									601,600						601,600	

Total AC/HA:	0.97000	Total SF/SM:	42253	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	601,600	SpI Credit	Total:	601,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	323,300	16,700	601,600	941,600
Total Card	0.970	323,300	16,700	601,600	941,600
Total Parcel	0.970	323,300	16,700	601,600	941,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		479.92	/Parcel: 479.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	284,800	15700	.97	595,400	895,900		Year End Roll	12/2/2024
2024	101	FV	279,300	15700	.97	583,700	878,700		Year end	11/9/2023
2023	101	FV	277,500	15700	.97	549,400	842,600	842,600	Year end	11/3/2022
2022	101	FV	239,800	20000	.97	497,900	757,700	757,700	Year End Roll	10/19/2021
2021	101	FV	218,400	20000	.97	429,200	667,600	667,600	Year End Roll	10/15/2020
2020	101	FV	204,100	20000	.97	436,100	660,200	660,200	Year End Roll	9/26/2019
2019	101	FV	207,700	20000	.97	421,700	649,400	649,400	Create Final va	6/4/2019
2018	101	FV	207,700	18600	.97	421,700	648,000	648,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE,ELISABETH	63117-528		12/27/2013	FAMILY		1	No	No	
POINIER DONALD	N/A		6/19/1953				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2009	4277	ROOF		C				strip & reroof hou
8/19/2003	2753	MANUAL	40,000	C	6/26/2004			garage with attach
12/15/1999	1856	W/S FLUE		C	6/6/2000			6/6/00 100%
11/16/1999	1846	RENOVATI	57,000	C	6/6/2000			kitchen 6/6/00 10

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
12/1/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
6/6/2000	MEAS+INSPCTD	608	
5/14/1996	MEAS+INSPCTD	606	
4/25/1996	MEAS/EXT INS	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	96 34 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	18:35:49

LAST REV

Date	Time
03/08/23	14:28:00

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