

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAROUF FEYZA
Owner 2:	ARSLAN MURAT
Owner 3:	
Street 1:	113 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	MAROUF - FEYZA
Owner 2:	-
Street 1:	113 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 1.94 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1973, having primarily CLAPBOARD Exterior and 2776 Square Feet, with 1 Unit, 3 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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.103		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									3,605						3,600	

Total AC/HA:	1.93955	Total SF/SM:	84487	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	802,005	SpI Credit	Total:	802,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.940	795,200	23,600	802,000	1,620,800
Total Card 1.940 795,200 23,600 802,000 1,620,800					
Total Parcel 1.940 795,200 23,600 802,000 1,620,800					
Source: Market Adj Cost		Total Value per SQ unit /Card:		583.78	/Parcel: 583.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	732,100	22100	1.94	778,800	1,533,000		Year End Roll	12/2/2024
2024	101	FV	723,700	22100	1.94	763,100	1,508,900		Year end	11/9/2023
2023	101	FV	623,200	22100	1.94	703,100	1,348,400	1,348,400	Year end	11/3/2022
2022	101	FV	529,900	28000	1.94	635,900	1,193,800	1,193,800	Year End Roll	10/19/2021
2021	101	FV	471,300	28000	1.94	563,100	1,062,400	1,062,400	Year End Roll	10/15/2020
2020	101	FV	463,200	28000	1.94	563,100	1,054,300	1,054,300	Year End Roll	9/26/2019
2019	101	FV	449,300	28000	1.94	545,500	1,022,800	1,022,800	Create Final va	6/4/2019
2018	101	FV	451,300	28000	1.94	545,500	1,024,800	1,024,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAROUF,FEYZA	67566-255		7/5/2016	FAMILY		1	No	No	
HUSSEY,REBECCA	67462-522		6/20/2016		999,000		No	No	
Reinherz,Ellis	59759-373		8/15/2012	DIVORCE/ESTA		1	No	No	Seperation Agreement
REINHERZ ELLIS,	45655-211		7/20/2005	CONVENIENC		1	No	No	
YOUNG LEE	14297-344		5/22/1981		195,000		No	No	

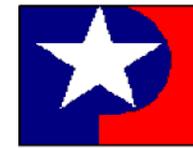
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2003	2722	MANUAL	115,000	C	6/26/2004			kit nook, remod ki

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	M&L COMPLETE	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/13/1996	MEAS/EXT INS	606	
12/13/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97 1 2
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:	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID	160 13 0
PRINT	
Date	09/26/25
Time	18:37:06
LAST REV	
Date	03/30/18
Time	13:13:28
apro	
2434	

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HUSSEY,REBECCA	67462-522		6/20/2016		999,000		No	No	
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