160	15	0			1 of 2	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,240,000	/	1,573,600
USE VALUE:	1,240,000	/	1,573,600
ASSESSED:	1,240,000	/	1,573,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	PARKE IV NATHAN G
Owner 2:	PARKE ANN I
Owner 3:	
Street 1:	111 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	PARKE NATHAN G IV -
Owner 2:	PARKE ANN T -
Street 1:	111 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This parcel contains 2.29 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1974, having primarily CLAPBOARD Exterior and 2380 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.290	425,700		814,300	1,240,000
Total Card	2.290	425,700		814,300	1,240,000
Total Parcel	2.290	759,300		814,300	1,573,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.92 | /Parcel: 465.29

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/01/17
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160 15 0

!2435!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	698,400	0	2.29	791,100	1,489,500		Year End Roll	12/2/2024
2024	101	FV	690,600	0	2.29	773,600	1,464,200		Year end	11/9/2023
2023	101	FV	596,900	0	2.29	713,600	1,310,500	1,310,500	Year end	11/3/2022
2022	101	FV	503,500	0	2.29	646,400	1,149,900	1,149,900	Year End Roll	10/19/2021
2021	101	FV	488,200	0	2.29	573,600	1,061,800	1,061,800	Year End Roll	10/15/2020
2020	101	FV	480,100	0	2.29	573,600	1,053,700	1,053,700	Year End Roll	9/26/2019
2019	101	FV	472,300	0	2.29	556,000	1,028,300	1,028,300	Create Final va	6/4/2019
2018	101	FV	472,300	0	2.29	556,000	1,028,300	1,028,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:37:14

LAST REV

Date	Time
05/11/23	13:33:15
blakeley	

USER DEFINED

Prior Id # 1:	97 1 3
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2435

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKE NATHAN G	35959-114		7/24/2002	CONVENIENC	1	No	No		
PICKMAN ANTHONY	12521-405		9/14/1973		30,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2023	R-23-0080	WDK	15,834	O				Build deck per pla

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS+INSPCTD	616	D MANZELLO
4/13/1996	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.453		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									15,855						15,900	

Total AC/HA:	2.28955	Total SF/SM:	99733	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	814,255	Spl Credit		Total:	814,300

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

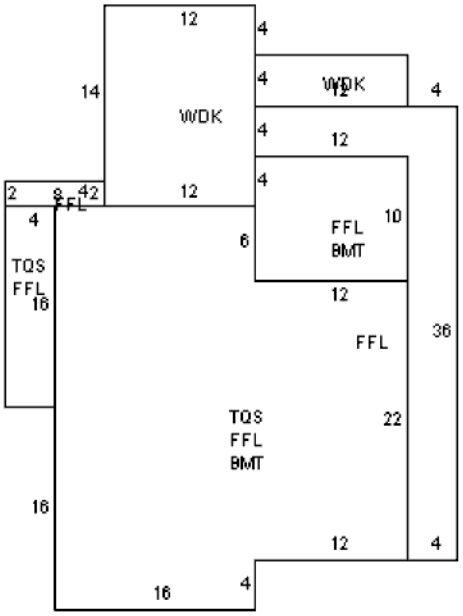
Legal accessory apartment permitted by the ZBA.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	3	HB					

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	1.08370411
Const Adj.:	1.01999998
Adj $ / SQ:	184.598
Other Features:	48000
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560110
Depreciation:	134426
Depreciated Total:	425683

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	503445.3947

Juris. Factor:		Before Depr:	221.52
Special Features:	0	Val/Su Net:	145.09
Final Total:	425700	Val/Su SzAd	236.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,168	184.600	215,611
BMT	BASEMENT	896	91.150	81,666
TQS	3/4 STORY	630	184.600	116,297
WDK	WOOD DECK	240	21.600	5,184

Net Sketched Area:	2,934			Total:	418,758
Size Ad	1798	Gross Area	3144	FinArea	2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160 15 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc