



PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		SOUTH GREAT RD, LINCOLN
Unit #:		
Owner 1: BRESNAHAN TR MICHAEL H		
Owner 2: BRESNAHAN TR MARIA V		
Owner 3: 145 SOUTH GREAT REALTY TRUST		
Street 1: 145 SOUTH GREAT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.794	1,357,500	6,000	812,100	2,175,600
Total Card 3.794 1,357,500 6,000 812,100 2,175,600					
Total Parcel 3.794 1,357,500 6,000 812,100 2,175,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 560.69		/Parcel: 560.69	

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

OWNERSHIP

Owner 1: BRESNAHAN TR MICHAEL H
Owner 2: BRESNAHAN TR MARIA V
Owner 3: 145 SOUTH GREAT REALTY TRUST
Street 1: 145 SOUTH GREAT RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,277,100	5600	3.794	788,900	2,071,600		Year End Roll	12/2/2024
2024	101	FV	1,231,700	5600	3.794	771,700	2,009,000		Year end	11/9/2023
2023	101	FV	1,060,400	5600	3.794	711,700	1,777,700	1,777,700	Year end	11/3/2022
2022	101	FV	903,300	8400	3.794	644,500	1,556,200	1,556,200	Year End Roll	10/19/2021
2021	101	FV	873,500	8400	3.794	571,700	1,453,600	1,453,600	Year End Roll	10/15/2020
2020	101	FV	899,400	8400	3.794	571,700	1,479,500	1,479,500	Year End Roll	9/26/2019
2019	101	FV	911,800	8400	3.794	554,100	1,474,300	1,474,300	Create Final va	6/4/2019
2018	101	FV	911,800	8400	3.794	554,100	1,474,300	1,474,300	Year End Roll	9/28/2017

Parcel ID 160 4 0

!2448!

PREVIOUS OWNER

Owner 1: BRESNAHAN - MICHAEL H
Owner 2: BRESNAHAN - MARIA V
Street 1: 145 SOUTH GREAT RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESNAHAN,MICHA	68924-300		2/22/2017	FAMILY		1	No	No	
BRESNAHAN MICHA	30784-031		10/20/1999	CONVENIENC		99	Yes	No	
LAWSON, JOHN R.	26951-332		12/31/1996	OTHER	292,000		Yes	No	ALSO 16-1,16-3,17-3
LAWSON REBECCA	13335-406		11/18/1977		10,200		No	No	

PAT ACCT.

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/11/2008	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS/EXT INS	615	
3/30/2002	MEAS/EXT INS	615	
7/6/2001	MEAS+INSPCTD	613	
6/28/2000	MEAS/EXT INS	609	

NARRATIVE DESCRIPTION
 This parcel contains 3.794 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2000, having primarily CLAPBOARD Exterior and 3880 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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2015	6298	ROOF	36,701	C				Strip & re-roof dw
6/14/2004	2948	POOL	32,000	C	6/4/2005			
4/11/2000	1921	NEW HOME	525,000	C	3/30/2002			6/28/00 15% 7/6/

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/11/2008	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS/EXT INS	615	
3/30/2002	MEAS/EXT INS	615	
7/6/2001	MEAS+INSPCTD	613	
6/28/2000	MEAS/EXT INS	609	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		1.9579		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									13,705						13,700	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

