

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SWAIN TR DOUGLAS M
Owner 2:	SWAIN TR RHONDA F
Owner 3:	143 S GREAT RD REALTY TRUST
Street 1:	143 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4120 Type:

PREVIOUS OWNER

Owner 1:	SWAIN - DOUGLAS M
Owner 2:	-
Street 1:	143 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4120

NARRATIVE DESCRIPTION

This Parcel contains 1.44 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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
132	UNDEV		1.44		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									50,400						50,400	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.440			50,400	50,400
Total Card	1.440			50,400	50,400
Total Parcel	1.440			50,400	50,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.44	10,100	10,100		Year End Roll	12/2/2024
2024	132	FV		0	1.44	8,600	8,600		Year end	11/9/2023
2023	132	FV		0	1.44	8,600	8,600	8,600	Year end	11/3/2022
2022	132	FV		0	1.44	8,600	8,600	8,600	Year End Roll	10/19/2021
2021	132	FV		0	1.44	8,600	8,600	8,600	Year End Roll	10/15/2020
2020	132	FV		0	1.44	8,600	8,600	8,600	Year End Roll	9/26/2019
2019	132	FV		0	1.44	8,600	8,600	8,600	Create Final va	6/4/2019
2018	132	FV		0	1.44	8,600	8,600	8,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWAIN,DOUGLAS M	78395-492		8/3/2021	CONVENIENC		1	No	No	
SWAIN DOUGLAS M	42674-536		5/3/2004	CONVENIENC		1	Yes	No	
LAWSON JOHN	13331-524		11/14/1977				Yes	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97 17 4
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	18:39:40

LAST REV

Date	Time
05/10/25	11:00:24

meadorse 2454

