

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		NORTH GREAT RD, LINCOLN

OWNERSHIP

Owner 1:	HAMANDI HENRY
Owner 2:	EL JENAYNATI ZEINA
Owner 3:	
Street 1:	39 NORTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STOWE TR - ROSALIND BROOKS
Owner 2:	-
Street 1:	35 NORTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.27 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1941, having primarily CLAPBOARD Exterior and 1941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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		42667		SQUARE FE	PRIME SITE		0	9.98	1.61	R3									686,625						686,600	
101	ONE FAM		0.29		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									10,150						10,200	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.270	188,600	3,600	696,800	889,000
Total Card 1.270 188,600 3,600 696,800 889,000					
Total Parcel 1.270 188,600 3,600 696,800 889,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 458.13		/Parcel: 458.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	176,800	3300	1.27	668,300	848,400		Year End Roll	12/2/2024
2024	101	FV	175,800	3300	1.27	655,200	834,300		Year end	11/9/2023
2023	101	FV	152,200	3300	1.27	603,500	759,000	759,000	Year end	11/3/2022
2022	101	FV	117,500	3300	1.27	574,200	695,000	695,000	Year End Roll	10/19/2021
2021	101	FV	180,800	3300	1.27	508,200	692,300	692,300	Year End Roll	10/15/2020
2020	101	FV	160,200	3300	1.27	508,200	671,700	671,700	Year End Roll	9/26/2019
2019	101	FV	155,500	3300	1.27	492,200	651,000	651,000	Create Final va	6/4/2019
2018	101	FV	155,500	3300	1.27	492,200	651,000	651,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOWE TR,ROSALI	76566-262		12/29/2020	PVT SALE	630,000	No	No		12/29/2020 UNDIVIDED 1/2 INTEREST IN RIGHT O
GLOBAL COUNTRY	53400-392		8/18/2009	MULTI-PARCEL	600,000	No	No		
SHEA TIMOTHY M,	47082-226		3/8/2006	MULTI-PARCEL	955,000	No	No		Sale included 12 11 0 & 12 11 1

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2020	R-20-0230	MANUAL	5,000	C	2/4/2021			Remove interior dr
11/18/2020	R-20-0212	SIDING	20,000	C	12/30/2020			Siding & window re
10/28/2019	R-19-0186	ROOF	12,477	C	11/18/2020			Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2021	ABATE-INSPEC	624	W Coelho
10/18/2013	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	12 11 1
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:	

