



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
125		SOUTH GREAT RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: CLARK TR FRANK O		
Owner 2: DELISI TR LYNN E		
Owner 3: FO CLARK REV TR/L DELISI REV T		
Street 1: 125 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	4.091	1,342,500	6,500	779,700	2,128,700
Total Card 4.091 1,342,500 6,500 779,700 2,128,700					
Total Parcel 4.091 1,342,500 6,500 779,700 2,128,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 450.90		/Parcel: 450.90	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date
03/06/25

**PREVIOUS OWNER**

Owner 1: CLARK TR - FRANK O		
Owner 2: DELISI - LYNN E		
Street 1: 125 SOUTH GREAT RD		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	
Postal: 01773		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,264,800	0	4.091	772,500	2,037,300		Year End Roll	12/2/2024
2024	101	FV	1,213,000	0	4.091	747,600	1,960,600		Year end	11/9/2023
2023	101	FV	1,204,000	0	4.091	707,600	1,911,600	1,911,600	Year end	11/3/2022
2022	101	FV	1,136,300	0	4.091	647,600	1,783,900	1,783,900	Year End Roll	10/19/2021
2021	101	FV	1,117,800	0	4.091	567,600	1,685,400	1,685,400	Year End Roll	10/15/2020
2020	101	FV	1,165,800	0	4.091	575,600	1,741,400	1,741,400	Year End Roll	9/26/2019
2019	101	FV	1,129,900	0	4.091	558,800	1,688,700	1,688,700	Create Final va	6/4/2019
2018	101	FV	1,129,900	0	4.091	558,800	1,688,700	1,688,700	Year End Roll	9/28/2017

Parcel ID 160 10 0

!2704!

**USER DEFINED**

Prior Id # 1:	97 6 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 4.091 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2011, having primarily SHAKES Exterior and 4721 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK TR,FRANK	81304-23		3/6/2023	CONVENIENC		1	No	No	
CLARK TR,FRANK	81227-530		2/6/2023	CONVENIENC		1	No	No	
CLARK TR,FRANK	65511-328		6/10/2015	CONVENIENC		1	No	No	
Clark, Frank O	60889-200		1/3/2013	FAMILY		1	No	No	
CREATIVE DEVELO	59120-36		5/18/2012	CHANGE IN US	1,180,000	No	No	No	
HERTHEL LAURENC	56015-377		12/8/2010		400,000	No	No	No	
HERTHEL LAURENC	41986-27		2/6/2004	CONVENIENC		1	No	No	
HERTHEL LAURENC	41696-126		12/29/2003	CONVENIENC		1	No	No	

**PAT ACCT.**

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
6/28/2011	PERMIT VISIT	618	G BOURGAULT

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2022	R-22-0286	MANUAL	28,859	C				Install 2 Tesla Po
8/2/2022	R-22-0180	WEATHERI	9,000	C				Weatherization & a
8/3/2020	R-20-0128	MANUAL	8,000	C				Replace existing f
4/1/2013	5352	SOLAR PA	42,560	C				install roof mount
12/3/2010	4625	NEW HOME	430,000	C	6/5/2012			75% Complete
12/10/2002	2626	MANUAL		C	6/17/2003			chimney liner in w
11/25/1997	1313	BAYWINDO	2,000	C	2/28/1998			REPLACEMENT WINDOW
10/27/1997	1293	ROOF	4,000	C	2/28/1998			2/28/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
6/28/2011	PERMIT VISIT	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA

**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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		2.254		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									78,890						78,900	

