

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

13,100/

13,100

USE VALUE:

13,100/

13,100

ASSESSED:

13,100/

13,100

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAPLAN PAUL D
Owner 2:	KAPLAN ANN C
Owner 3:	
Street 1:	17 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	CANTU TR - ROBERT C
Owner 2:	-
Street 1:	19 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 1.45 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	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
132	UNDEV		1.45		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R7									13,050						13,100	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.450			13,100	13,100
Total Card	1.450			13,100	13,100
Total Parcel	1.450			13,100	13,100
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	1.45	10,200	10,200		Year End Roll	12/2/2024
2024	132	FV		0	1.45	8,700	8,700		Year end	11/9/2023
2023	132	FV		0	1.45	8,700	8,700	8,700	Year end	11/3/2022
2022	132	FV		0	1.45	8,700	8,700	8,700	Year End Roll	10/19/2021
2021	132	FV		0	1.45	8,700	8,700	8,700	Year End Roll	10/15/2020
2020	132	FV		0	1.45	8,700	8,700	8,700	Year End Roll	9/26/2019
2019	132	FV		0	1.45	8,700	8,700	8,700	Create Final va	6/4/2019
2018	101	FV	570,400	0	5.25	1,219,400	1,789,800	1,789,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTU TR,ROBERT	73324-47		9/23/2019	MULTI-PARCEL	2,000,000	No	No		
ROBERT CANTU	21976-364		4/27/1992	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2007	3616	TEMPORAR		C				install a replac w
2/27/1994	412	W/S FLUE		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
4/13/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 80 2 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:

