

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ABRASHKIN DIANA C A
Owner 2:	
Owner 3:	
Street 1:	181 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4112 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .37 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1927, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	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		16117		SQUARE FE	PRIME SITE		0	6.14	3.775	R2									373,528						373,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	121,400	2,500	0.370	373,500	497,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 425.13						/Parcel: 425.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	121,400	2500	.37	373,500	497,400	497,400	Year End Roll	9/28/2017
2017	101	FV	114,400	2500	.37	362,600	479,500	479,500	Year End Roll	9/29/2016
2016	101	FV	113,200	2500	.37	362,600	478,300	478,300	Year End Roll	1/14/2016
2015	101	FV	110,900	2500	.37	307,200	420,600	420,600	Year End	10/2/2014
2014	101	FV	106,300	2500	.37	275,600	384,400	384,400	Year End Roll	1/23/2014
2013	101	FV	104,000	2500	.37	267,700	374,200	374,200	Year End Roll	10/25/2012
2012	101	FV	104,000	2500	.37	267,700	374,200	374,200	Year End	1/26/2012
2011	101	FV	107,400	2500	.37	272,100	382,000	382,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUSINS ASHLEY	14763-196		10/21/1982		60000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/19/1997	1255	MANUAL	5,800	C	3/7/1998			FOOTINGS 3/7/98 10

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
4/10/2002			
3/7/1998	MEAS/EXT INS	602	D TUCKER
4/25/1996	MEAS+INSPCTD	606	J SMITH
8/17/1995	ABATE-INSPEC	600	PA
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

