

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRISON RICHARD A
Owner 2:	BRAITHWAITE ANN
Owner 3:	
Street 1:	248 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORSE WILLIAM H -
Owner 2:	MORSE PATRICIA A -
Street 1:	248 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1890, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		56628		SQUARE FE	PRIME SITE		0	4.54	1.289	R1									331,367						331,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	153,500	1,300	1.300	331,400	486,200
Total Card	153,500	1,300	1.300	331,400	486,200
Total Parcel	225,400	1,300	1.300	331,400	558,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		304.07	/Parcel: 249.49

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

Insp Date	03/29/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	225,700	1300	1.3	331,400	558,400	558,400	Year End Roll	9/28/2017
2017	101	FV	223,300	1300	1.3	331,400	556,000	556,000	Year End Roll	9/29/2016
2016	101	FV	221,000	1300	1.3	321,900	544,200	544,200	Year End Roll	1/14/2016
2015	101	FV	212,100	1300	1.3	255,500	468,900	468,900	Year End	10/2/2014
2014	101	FV	204,700	1300	1.3	245,200	451,200	451,200	Year End Roll	1/23/2014
2013	101	FV	198,600	1300	1.3	240,900	440,800	440,800	Year End Roll	10/25/2012
2012	101	FV	198,600	1300	1.3	301,600	501,500	501,500	Year End	1/26/2012
2011	101	FV	207,200	1300	1.3	306,500	515,000	515,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORSE WILLIAM H	43117-199		6/23/2004		592950	No	No			
MULLROY MICHAEL	13193-385		5/20/1977		61000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/9/2004	3028	RENO-BAR	43,000	C	5/13/2005			barn to office 5/1
7/20/1999	1743	RENOVATI	7,000	C	4/25/2000			bathroom 4/25/00

ACTIVITY INFORMATION

Date	Result	By	Name
3/29/2018	MEAS+INSPCTD	622	K Cuoco
11/13/2008	MEAS+INSPCTD	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	D VELUTTI
5/13/2005	MEAS+INSPCTD	600	PA
4/25/2000	MEAS+INSPCTD	608	D DARGON
4/9/1996	MEAS+INSPCTD	606	J SMITH
2/11/1993	INSPECTED	601	PAUL MARSH
9/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

