

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MALLOY DAVID C
Owner 2:	
Owner 3:	
Street 1:	252 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4801 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .54 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1936, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		23522.399		SQUARE FE	PRIME SITE		0	4.54	2.681	R1									286,277						286,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct		
101	36,400		0.540	286,300	322,700		0		
							GIS Ref		
							GIS Ref		
Total Card					36,400	0.540	286,300	322,700	Entered Lot Size
Total Parcel					36,400	0.540	286,300	322,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 322.70			/Parcel: 322.70		Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	36,400	0	.54	286,300	322,700	322,700	Year End Roll	9/28/2017
2017	101	FV	35,600	0	.54	286,300	321,900	321,900	Year End Roll	9/29/2016
2016	101	FV	35,600	0	.54	278,100	313,700	313,700	Year End Roll	1/14/2016
2015	101	FV	34,100	0	.54	220,700	254,800	254,800	Year End	10/2/2014
2014	101	FV	33,700	0	.54	211,900	245,600	245,600	Year End Roll	1/23/2014
2013	101	FV	32,900	0	.52	207,200	240,100	240,100	Year End Roll	10/25/2012
2012	101	FV	32,900	0	.52	276,300	309,200	309,200	Year End	1/26/2012
2011	101	FV	33,700	0	.52	280,800	314,500	314,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ANDREWS BARRY	12100-154		10/19/1971		29500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1996	MEAS/EXT INS	606	J SMITH
12/1/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

