



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE ALAN
Owner 2:	LEE DEBORAH ANN PEBBLES
Owner 3:	
Street 1:	296 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4325 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:						
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		32151		SQUARE FE	PRIME SITE		0	6.14	2.042	R2									403,062						403,100	
101	ONE FAM		0.1218		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									3,654						3,700	right of way

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	262,400	300	0.860	406,800	669,500	incl 1/2 of right of way C, (179-39-0)
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 344.53						/Parcel: 344.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	262,400	300	.86	406,800	669,500	669,500	Year End Roll	9/28/2017
2017	101	FV	257,800	300	.86	394,900	653,000	653,000	Year End Roll	9/29/2016
2016	101	FV	255,600	300	.86	394,900	650,800	650,800	Year End Roll	1/14/2016
2015	101	FV	249,100	300	.86	335,200	584,600	584,600	Year End	10/2/2014
2014	101	FV	231,800	300	.86	301,100	533,200	533,200	Year End Roll	1/23/2014
2013	101	FV	227,500	300	.86	292,500	520,300	520,300	Year End Roll	10/25/2012
2012	101	FV	227,500	300	.86	364,700	592,500	592,500	Year End	1/26/2012
2011	101	FV	231,800	300	.86	370,700	602,800	602,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEBORAH PEBBLES	21584-135		12/5/1991	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6991	SOLAR PA	11,384	C	5/25/2018			install solar pane
8/4/2011	4811	MANUAL		C				install hampton sm
10/3/2007	3783	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/4/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

