



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHERNIACK ELIZABETH E
Owner 2:	
Owner 3:	
Street 1:	281 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4324 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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:						
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		44866		SQUARE FE	PRIME SITE		0	4.54	1.548	R1									315,348						315,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	172,800		1.030	315,300	488,100
Total Card		172,800	1.030	315,300	488,100
Total Parcel		172,800	1.030	315,300	488,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		451.63	/Parcel: 451.63

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	172,800	0	1.03	315,300	488,100	488,100	Year End Roll	9/28/2017
2017	101	FV	165,500	0	1.03	315,300	480,800	480,800	Year End Roll	9/29/2016
2016	101	FV	162,600	0	1.03	306,300	468,900	468,900	Year End Roll	1/14/2016
2015	101	FV	156,800	0	1.03	243,100	399,900	399,900	Year End	10/2/2014
2014	101	FV	155,300	0	1.03	233,400	388,700	388,700	Year End Roll	1/23/2014
2013	101	FV	152,400	0	1.03	229,200	381,600	381,600	Year End Roll	10/25/2012
2012	101	FV	152,400	0	1.03	222,300	374,700	374,700	Year End	1/26/2012
2011	101	FV	156,800	0	1.03	225,000	381,800	381,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NEWCOMBE LAWREN	23526-108		8/11/1993		221000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/28/2017	6922	SOLAR PA	9,508	C	5/25/2018			Install solar pane
7/3/2000	2018	MANUAL	2,200	C	6/15/2001			solar panels for h
6/24/1996	986-96	ROOF	1,800	C	5/27/1997			
8/18/1993	320	RENOVATI	37,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS+INSPCTD	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	M COLE
5/27/1997	MEAS/EXT INS	602	D TUCKER
4/8/1996	MEAS/EXT INS	606	J SMITH
5/24/1994	FIELDREV CHG	600	PA
12/28/1993	PERMIT VISIT	600	PA
11/1/1992	INSPECTED	601	PAUL MARSH

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

Total AC/HA:	1.02998	Total SF/SM:	44865.93	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 1	Total:	315,348	SpI Credit:		Total:	315,300
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