

Town Of Lincoln

!632!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL SR BRUCE S
Owner 2:	MACDOWELL CLAYTON S
Owner 3:	
Street 1:	327 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POULAKOS KOULI MICHAEL -
Owner 2:	POULAKOS VIRGINIA CONTI -
Street 1:	58 SOUTH ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, 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		40075		SQUARE FE	PRIME SITE		0	4.54	1.697	R1									308,822						308,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	177,500	5,800	0.920	308,800	492,100	2542	0				
							GIS Ref				
							GIS Ref				
Total Card					177,500	5,800	0.920	308,800	492,100	Entered Lot Size	
Total Parcel					177,500	5,800	0.920	308,800	492,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		268.32	/Parcel:	268.32	Land Unit Type:		Insp Date	
											05/31/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	177,500	5800	.92	308,800	492,100	492,100	Year End Roll	9/28/2017
2017	101	FV	175,800	5800	.92	308,800	490,400	490,400	Year End Roll	9/29/2016
2016	101	FV	174,200	5800	.92	300,000	480,000	480,000	Year End Roll	1/14/2016
2015	101	FV	170,800	5800	.92	238,100	414,700	414,700	Year End	10/2/2014
2014	101	FV	164,200	5800	.92	228,600	398,600	398,600	Year End Roll	1/23/2014
2013	101	FV	160,900	5800	.92	224,500	391,200	391,200	Year End Roll	10/25/2012
2012	101	FV	136,800	5800	.92	207,700	350,300	350,300	Year End	1/26/2012
2011	101	FV	141,100	5800	.92	210,200	357,100	357,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POULAKOS KOULI	52009-382		12/23/2008		355000	No	No			
BERRY GEORGE W	36269-406		8/30/2002		400000	No	No			
BERRY ROBERTA E	35018-257		3/12/2002	CONVENIENC	99	No	No			
ROSS ROBERT H,	30073-542		4/20/1999		280000	No	No			
SHAPSE STEVEN	22197-173		7/9/1992		160000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/1/2017	6814	MANUAL						Make repairs to de
3/19/2012	5002	MANUAL	50,000	C	5/31/2012			further work under
2/2/2012	4973	RENOVATI	25,000	C	5/31/2012			remove wall betwee
3/28/2001	2182	RENOVATI	5,000	C	6/15/2001			bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
3/3/2009	MEAS+INSPCTD	100	B MORGAN
1/12/2009	MEAS+INSPCTD	25	D ERSKINE
1/30/2004	ABATE-INSPEC	600	PA
6/15/2001	MEAS/EXT INS	613	M COLE
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/9/1996	MEAS/EXT INS	606	J SMITH
5/27/1994	FIELDREV CHG	600	PA
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

