



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ATKINS JAMIE N
Owner 2:	ATKINS JOHN J
Owner 3:	
Street 1:	338 SOUTH GREAT
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RYAN TR - WILLIAM F
Owner 2:	RYAN TR - HELEN M
Street 1:	PO BOX 82
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0082

NARRATIVE DESCRIPTION

This Parcel contains 3.37 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1973, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,890						34,900	
101	ONE FAM		0.37		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,220						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	204,700	2,700	3.370	579,500	786,900	
Total Card		204,700	2,700	3.370	579,500	786,900
Total Parcel		204,700	2,700	3.370	579,500	786,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		241.08	/Parcel: 241.08	

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

Insp Date	05/01/17
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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	204,700	2700	3.37	579,500	786,900	786,900	Year End Roll	9/28/2017
2017	101	FV	200,700	0	3.37	549,100	749,800	749,800	Year End Roll	9/29/2016
2016	101	FV	198,700	0	3.37	533,900	732,600	732,600	Year End Roll	1/14/2016
2015	101	FV	192,900	0	3.37	497,100	690,000	690,000	Year End	10/2/2014
2014	101	FV	177,400	0	3.37	449,100	626,500	626,500	Year End Roll	1/23/2014
2013	101	FV	173,500	0	3.37	437,100	610,600	610,600	Year End Roll	10/25/2012
2012	101	FV	173,500	0	3.37	477,100	650,600	650,600	Year End	1/26/2012
2011	101	FV	177,400	0	3.37	484,300	661,700	661,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RYAN TR, WILLIAM	68725-11		1/6/2017	DIVORCE/ESTA	745000	No	No			
RYAN, WILLIAM F	26495-17		7/11/1996	CONVENIENC		1	No	No		
ROBERT K. PEDER	12194-442		4/27/1972		20630	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/10/2018	6947	BATH	40,000	O				Amend permit #6865
9/25/2017	6865	KITCHEN	40,000	O				Remodel the kitche
9/20/2017	6860	GARAGE	61,000	O				Construct a detach
9/18/2012	5164	RENOVATI	1,995	C				replace existing f
7/14/1997	1227	ROOF		C	3/7/1998			3/7/98 100 %
12/13/1995	875-95	W/S FLUE		C	6/25/1996			
10/18/1995	838-95	W/S FLUE		C	6/25/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/17/1998	MEAS/EXT INS	602	D TUCKER
4/9/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

