



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDOWELL BRUCE S
Owner 2:	
Owner 3:	
Street 1:	339 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POWERS FRANCIS L TR -
Owner 2:	POWERS REALTY TRUST -
Street 1:	331 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4305

NARRATIVE DESCRIPTION

This Parcel contains 1.857 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1930, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		80000		SQUARE FE	PRIME SITE		0	4.54	1.000	R1									363,200						363,200	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									120						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	131,300		1.857	363,300	494,600	See plan 829 of 2009. Combined with part of 124-8-0.
Total Card		131,300	1.857	363,300	494,600	Entered Lot Size
Total Parcel		131,300	1.857	363,300	494,600	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 383.41		/Parcel: 383.41		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	131,300	0	1.857	363,300	494,600	494,600	Year End Roll	9/28/2017
2017	101	FV	128,600	0	1.857	363,300	491,900	491,900	Year End Roll	9/29/2016
2016	101	FV	128,600	0	1.857	352,900	481,500	481,500	Year End Roll	1/14/2016
2015	101	FV	123,400	0	1.857	280,100	403,500	403,500	Year End	10/2/2014
2014	101	FV	122,100	0	1.857	268,900	391,000	391,000	Year End Roll	1/23/2014
2013	101	FV	119,500	0	1.857	264,100	383,600	383,600	Year End Roll	10/25/2012
2012	101	FV	119,500	0	1.857	250,800	370,300	370,300	Year End	1/26/2012
2011	101	FV	122,100	0	1.857	253,900	376,000	376,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POWERS FRANCIS	37850-343		1/30/2003	OTHER	435000	No	No			Estate Sale
POWERS FRANCIS	28176-275		2/13/1998	CONVENIENC	1	No	No			
	10247-423		4/19/1963		18500	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/20/2008	3894	ROOF		C				strip & re-roof dw
3/29/2004	2873	DEMOLITI		C	6/26/2004			shed

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
12/13/2003	MEAS/EXT INS	615	D VELUTTI
4/9/1996	MEAS+INSPCTD	606	J SMITH

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

