

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAPLAN TR PAUL D
Owner 2:	KAPLAN TR ANN C
Owner 3:	SOUTH GREAT ROAD REALTY TRUST
Street 1:	17 SOUTH GREAT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SLAUGHTER FRANK G III TR -
Owner 2:	SLAUGHTER EMILIE TR -
Street 1:	C/O PAUL KAPLAN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.4 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2000, Having Primarily WOOD Exterior and WOODSHINGL Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		3.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									106,890						106,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	3,563,000	262,100	5.400	1,263,700	5,088,800
Total Card	3,563,000	262,100	5.400	1,263,700	5,088,800
Total Parcel	3,715,000	262,100	5.400	1,263,700	5,240,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		561.10	/Parcel: 577.86

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/01/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	3,715,000	262100	6.85	1,272,400	5,249,500	5,249,500	Year End Roll	9/28/2017
2017	101	FV	3,678,400	262100	6.85	1,272,400	5,212,900	5,212,900	Year End Roll	9/29/2016
2016	101	FV	3,659,700	262100	6.85	1,238,800	5,160,600	5,160,600	Year End Roll	1/14/2016
2015	101	FV	3,629,500	262100	6.85	1,219,600	5,111,200	5,111,200	Year End	10/2/2014
2014	101	FV	3,571,600	262100	6.85	1,203,600	5,037,300	5,037,300	Year End Roll	1/23/2014
2013	101	FV	3,513,700	262100	6.85	1,171,600	4,947,400	4,947,400	Year End Roll	10/25/2012
2012	101	FV	2,755,800	262100	6.85	2,275,600	5,293,500	5,293,500	Year End	1/26/2012
2011	101	FV	2,932,700	262100	6.85	2,516,800	5,711,600	5,711,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLAUGHTER FRANK	47265-168		4/7/2006	MULTI-PARCEL	6400000	No	No			Sale included 80 2 21 and 80 2 3
SLAUGHTER FRANK	44452-192		1/10/2005	CONVENIENC	10	No	No			
LADJEVARDI, HAB	24896-260		9/30/1994	CHD>SALE	1425000	No	No			
GOLNAZ AMIN	24534-476		5/13/1994	FAMILY	0	No	No			
KEIVAN TOWFIGH,	13899-385		2/11/1980	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2007	3712	BARN	302,456	C	6/10/2008			build horse barn;c
4/19/2007	3654	BARN	5,000	C	6/10/2008			construct foundati
4/24/2002	2484	MANUAL	30,000	C	6/27/2003			fin base walls of
6/19/1997	1210	BARN	50,000	C	3/27/2000			3/27/00 100%
10/16/1996	1073-96	NEW HOME	1,600,000	C	3/27/2000			3/27/00 100%
9/27/1996	1055-96	DEMOLITI		C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
6/10/2008	PERMIT VISIT	100	B MORGAN
6/12/2007	MEAS+INSPCTD	100	B MORGAN
6/27/2003	MEAS/EXT INS	615	D VELUTTI
3/27/2000	MEAS+INSPCTD	600	PA
7/14/1999	MEAS/EXT INS	600	PA
6/25/1998	MEAS+INSPCTD	600	PA
5/15/1996	MEAS+INSPCTD	606	J SMITH
7/28/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80 2 3
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/02/18	23:12:53

LAST REV

Date	Time
12/04/17	11:11:33

apro 2067

