

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!2070!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SKOK TR DAVID R
Owner 2:	
Owner 3:	SKOK LINCOLN REALTY TRUST
Street 1:	23 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701
Own Occ:	N
Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
130	LAND		0.033		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									198						200	Wetland

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 5	Total:	796,998	SpI Credit:		Total:	797,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.870	797,000	797,000		0
							GIS Ref
							GIS Ref
Total Card			1.870	797,000	797,000	Entered Lot Size	
Total Parcel			1.870	797,000	797,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	1.87	797,000	797,000	797,000	Year End Roll	9/28/2017
2017	130	FV		0	1.87	797,000	797,000	797,000	Year End Roll	9/29/2016
2016	130	FV		0	1.87	745,000	745,000	745,000	Year End Roll	1/14/2016
2015	130	FV		0	1.87	689,800	689,800	689,800	Year End	10/2/2014
2014	130	FV		0	1.87	680,200	680,200	680,200	Year End Roll	1/23/2014
2013	130	FV		0	1.87	660,200	660,200	660,200	Year End Roll	10/25/2012
2012	130	FV		0	1.87	680,200	680,200	680,200	Year End	1/26/2012
2011	130	FV		0	1.87	726,600	726,600	726,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SKOK DAVID R	26389-166		6/10/1996	OTHER		1	Yes	No		SOLD W PARCEL 80-2-0
SKINNER, LOUIS	26273-007		4/30/1996	PARTIAL INTR		0	Yes	No		SOLD WITH HOUSE LOT
SKINNER HOPE J	23814-10		10/26/1993	FAMILY		1	Yes	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	80 2 6
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	23:14:48

LAST REV

Date	Time
08/21/00	12:52:35

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