



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PIANKA WALTER EDWARD
Owner 2:	PIANKA ANN CARLEEN
Owner 3:	
Street 1:	103 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.002 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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		0.165		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									4,950						5,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	239,000		2.002	547,400	786,400
Total Card		239,000	2.002	547,400	786,400
Total Parcel		239,000	2.002	547,400	786,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 228.96		/Parcel: 228.96	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	239,000	0	2.002	547,400	786,400	786,400	Year End Roll	9/28/2017
2017	101	FV	275,000	0	2.002	517,000	792,000	792,000	Year End Roll	9/29/2016
2016	101	FV	269,800	0	2.002	501,800	771,600	771,600	Year End Roll	1/14/2016
2015	101	FV	267,200	0	2.002	465,000	732,200	732,200	Year End	10/2/2014
2014	101	FV	249,000	0	2.002	417,000	666,000	666,000	Year End Roll	1/23/2014
2013	101	FV	243,800	0	2.002	405,000	648,800	648,800	Year End Roll	10/25/2012
2012	101	FV	249,000	0	2.002	445,000	694,000	694,000	Year End	1/26/2012
2011	101	FV	254,200	0	2.002	452,200	706,400	706,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIANKA, WALTER	25232-574		3/20/1995	CONVENIENC		0	No	No		
KATHLEEN SHERWI	11137-298		6/14/1966		6000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/1998	1328	W/S FLUE		C	6/6/1998			06/6/98 100%
3/16/1995	679-95	MANUAL	2,500	C	8/14/1995			REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2017	MEAS/EXT INS	4	JG
8/21/2007	MEAS/EXT INS	617	D HASCHIG
6/6/1998	MEAS/EXT INS	602	D TUCKER
5/17/1996	MEAS+INSPCTD	606	J SMITH
4/12/1996	MEAS/EXT INS	606	J SMITH
8/14/1995	ABATE-INSPEC	605	BOA

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

USER DEFINED

Prior Id # 1:	81 12 0
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:	

