



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STORER TR JAMES A
Owner 2:	STORER TR SANDRA K ANDERSON
Owner 3:	2014 STORER FAMILY TRUST
Street 1:	89 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	STORER - JAMES A
Owner 2:	STORER - SANDRA K ANDERSON
Street 1:	89 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 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	Distant water view
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,890						34,900	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	288,900	13,600	3.120	578,000	880,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 332.60						/Parcel: 332.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	288,900	13600	3.12	578,000	880,500	880,500	Year End Roll	9/28/2017
2017	101	FV	288,900	13600	3.12	547,600	850,100	850,100	Year End Roll	9/29/2016
2016	101	FV	285,900	13600	3.12	532,400	831,900	831,900	Year End Roll	1/14/2016
2015	101	FV	274,200	13600	3.12	495,600	783,400	783,400	Year End	10/2/2014
2014	101	FV	271,300	13600	3.12	447,600	732,500	732,500	Year End Roll	1/23/2014
2013	101	FV	248,500	13800	3.12	435,600	697,900	697,900	Year End Roll	10/25/2012
2012	101	FV	271,800	13800	3.12	475,600	761,200	761,200	Year End	1/26/2012
2011	101	FV	278,300	13800	3.12	482,800	774,900	774,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STORER,JAMES A	63727-20		6/10/2014	CONVENIENC	99	No	No			
KAY YEUELL	16237-246		6/21/1985		320000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/19/2013	5381	ROOF	2,000	C				strip & re-roof dw
2/28/2013	5333	RENOVATI	125,000	C	6/11/2013			remodel bath & res
1/5/2009	4110	MANUAL		C				install wood burni
12/18/1995	876-95	SHED	2,000	C	6/25/1996			
12/5/1994	642-94	W/S FLUE	25	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2013	MEAS+INSPCTD	25	D ERSKINE
12/2/2010	MEAS+INSPCTD	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	D VELUTTI
4/18/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

