



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COWAN BERYL ANN
Owner 2:	
Owner 3:	
Street 1:	175 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4112 Type:

PREVIOUS OWNER

Owner 1:	PARMENTIER JAMES L -
Owner 2:	FOWLER ELIZABETH -
Street 1:	175 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4112

NARRATIVE DESCRIPTION

This Parcel contains .77 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1938, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		33540.8		SQUARE FE	PRIME SITE		0	6.35	1.970	R2									419,495						419,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	347,400	1,500	0.770	419,500	768,400
Total Card		347,400	1,500	0.770	419,500
Total Parcel		347,400	1,500	0.770	419,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		301.29	/Parcel: 301.29

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
2019	101	FV	341,300	1500	.77	405,600	748,400	748,400	Create Final value 2019	6/4/2019
2018	101	FV	341,300	1500	.77	405,600	748,400	748,400	Year End Roll	9/28/2017
2017	101	FV	327,600	1500	.77	393,700	722,800	722,800	Year End Roll	9/29/2016
2016	101	FV	317,400	1500	.77	393,700	712,600	712,600	Year End Roll	1/14/2016
2015	101	FV	306,600	1500	.77	333,600	641,700	641,700	Year End	10/2/2014
2014	101	FV	303,900	1500	.77	299,300	604,700	604,700	Year End Roll	1/23/2014
2013	101	FV	298,600	1500	.79	291,800	591,900	591,900	Year End Roll	10/25/2012
2012	101	FV	298,600	1500	.79	265,300	565,400	565,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PARMENTIER JAME	55688-568		10/27/2010		618950	No	No			
CHERNIACK, ELIZ	23520-181		8/10/1993		274500	No	No			
CHERNIACK, JERO	23513-276		8/9/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/5/2014	5772	ROOF	15,200	C				Strip and re-roof
12/21/2001	2418	RENOVATI	80,000	C	7/6/2002			kitchen
12/19/1995	878-95	SHED	2,000	C	6/25/1996			
12/22/1994	653-94	ROOF	20	C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
11/11/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
5/24/1996	MEAS+INSPCTD	606	
4/11/1996	MEAS/EXT INS	606	
6/29/1994	FIELDREV CHG	600	
10/11/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

