



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HANANIA BARBARA M		
Owner 2:			
Owner 3:			
Street 1:	297 SOUTH GREAT RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-4304		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .97 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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		4	2253.19922		SQUARE FE		0	4.75	1.625	R1									326,211						326,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	111,100	200	0.970	326,200	437,500
Total Card	111,100	200	0.970	326,200	437,500
Total Parcel	111,100	200	0.970	326,200	437,500
Source:	Market Adj Cost		Total Value per SQ unit /Card:		405.09 /Parcel: 405.09

Legal Description	User Acct
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	101,300	200	.97	311,800	413,300	413,300	Create Final value 2019	6/4/2019
2018	101	FV	101,300	200	.97	311,800	413,300	413,300	Year End Roll	9/28/2017
2017	101	FV	100,300	200	.97	311,800	412,300	412,300	Year End Roll	9/29/2016
2016	101	FV	15,500	200	.97	409,300	425,000	425,000	Year End Roll	1/14/2016
2015	101	FV	13,600	200	.97	346,800	360,600	360,600	Year End	10/2/2014
2014	101	FV	9,700	200	.97	311,100	321,000	321,000	Year End Roll	1/23/2014
2013	101	FV	35,200	200	.97	302,200	337,600	337,600	Year End Roll	10/25/2012
2012	101	FV	35,200	200	.97	274,700	310,100	310,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GIDEON TOEPLITZ	14775-342		11/2/1982		92000	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/30/19	16:43:49

LAST REV

Date	Time
01/21/16	10:38:44

USER DEFINED

Prior Id # 1:	119 23 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:	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/10/1997	1207	ROOF		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2010	MEAS+INSPCTD	100	
7/21/2007	MEAS/EXT INS	616	D MANZELLO
3/7/1998	MEAS/EXT INS	602	
5/14/1996	MEAS+INSPCTD	606	
4/8/1996	MEAS/EXT INS	606	

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

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	4	- VINYL 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C-	- AVG. (-)
Year Blt:	1955	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:	1	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	100	F	PR	1955	13.50	T	85	101			200			200

More: N	Total Yard Items:	200	Total Special Features:	Total:	200
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BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.8%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.30555558
Const Adj.:	1.01744998
Adj \$ / SQ:	112.909
Other Features:	37000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	160587
Depreciation:	49461
Depreciated Total:	111126

COMMENTS

Site changed from R2 to R1 due to external influences.. Removed ATB adjustment of \$83,820. GB 1/21/2016.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

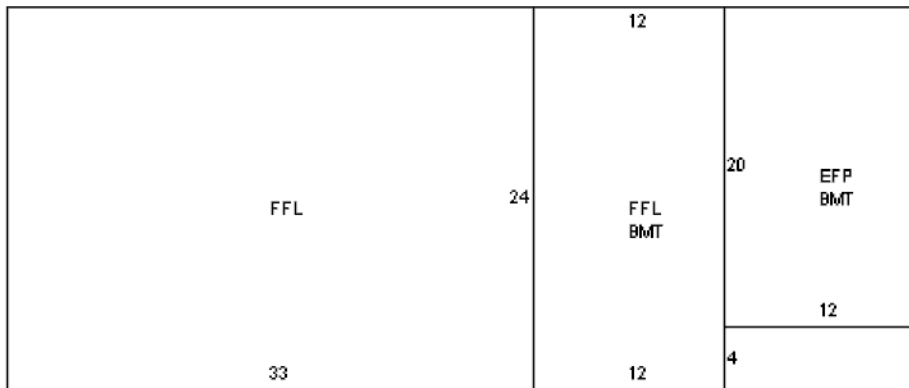
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 375117.5648
Juris. Factor:		Val/Su Fin:	102.87	
Special Features:	0	Val/Su Net:	60.12	
Final Total:	111100	Val/Su SzAd:	102.87	

PARCEL ID 179 4 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,080	112.910	121,941
BMT	BASEMENT	528	28.230	14,904
EFP	ENCL PORCH	240	36.000	8,640
Net Sketched Area:		1,848	Total:	145,485
Size Ad	1080	Gross Area	1848	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

