



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JUMES CHRIS
Owner 2:	CHIOTELIS JOHANNA
Owner 3:	
Street 1:	81 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4701 Type:

PREVIOUS OWNER

Owner 1:	CHARRETTE - ANN L
Owner 2:	-
Street 1:	81 SOUTH GREAT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4701

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 Infru	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	7.	1.000	R3									560,000						560,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	322,400		1.837	560,000	882,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 213.81						/Parcel: 213.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	312,800	0	1.837	542,400	855,200	855,200	Create Final value 2019	6/4/2019
2018	101	FV	312,800	0	1.837	542,400	855,200	855,200	Year End Roll	9/28/2017
2017	101	FV	306,400	0	1.837	512,000	818,400	818,400	Year End Roll	9/29/2016
2016	101	FV	306,400	0	1.837	496,800	803,200	803,200	Year End Roll	1/14/2016
2015	101	FV	293,700	0	1.837	460,000	753,700	753,700	Year End	10/2/2014
2014	101	FV	290,500	0	1.837	412,000	702,500	702,500	Year End Roll	1/23/2014
2013	101	FV	284,200	0	1.837	400,000	684,200	684,200	Year End Roll	10/25/2012
2012	101	FV	254,800	0	1.837	440,000	694,800	694,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHARRETTE,ANN L	56924-356		5/31/2011		787000	No	No			
CHARRETTE EDMON	51873-539		11/7/2008	DIVORCE/ESTA	100	No	No			execution of a separation agreement
CLARK GREGORY	21729-330		1/31/1992		310500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2011	4716	MANUAL		C				install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2012	SALES INSP	618	G BOURGAULT
12/2/2010	MEAS/EXT INS	25	D ERSKINE
7/8/2006	MEAS/EXT INS	615	
1/16/1997	MEAS+INSPCTD	600	
4/12/1996	MEAS/EXT INS	606	
6/27/1994	FIELDREV CHG	600	
8/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

